



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 16, 2010
AGENDA DATE: September 29-30, 2010
PROJECT NAME: *Plan Santa Barbara* General Plan Update & Final Environmental Impact Report
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
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RECOMMENDATIONS

Staff recommends the following Planning Commission actions:

- A. Receive staff presentation, and conduct public hearing to receive comment on proposed Final Environmental Impact Report (FEIR) and September 2010 proposed final General Plan Update documents.
- B. Certify the Final Environmental Impact Report dated September 2010 for the *Plan Santa Barbara (PlanSB)* General Plan Update, making the findings below, based on information provided through the EIR process, staff report and Exhibit E.
 1. The FEIR has been completed in compliance with the California Environmental Quality Act (CEQA).
 2. The FEIR was presented to the Planning Commission, and the Commission reviewed and considered the information contained in the FEIR. Pursuant to Government Code §65354, the Commission will make recommendations on the adoption of the proposed *PlanSB* General Plan Update to the Santa Barbara City Council, which recommendations have been informed by the Commission's consideration of the FEIR.
 3. The FEIR reflects the Planning Commission's independent judgment and analysis.
- C. Recommend to City Council the inclusion of additional measures in the General Plan Update policies that reflect selected EIR Recommended Measures that would further benefit the environment, as recommended in staff report Exhibit H.
- D. Recommend to City Council, per Government Code §65354, that the 2010 *Plan Santa Barbara* General Plan Update be adopted to include the Introductory Framework and General Plan reorganization, Land Use Element and associated General Plan map, Housing Element, and partial amendments to the remaining six elements.

I BACKGROUND

Since the release of the March 2010 draft General Plan policy documents and associated Draft Environmental Impact Report (EIR) for public review, staff has received public testimony, letters and email comments from a variety of sources including: individuals and community groups; public agencies; City Boards & Commissions; and most recently, the City Council. Comments have ranged from very specific, factual corrections, to broad statements, to formal public agency comments, to commission recommendations, to Council direction.

Staff has endeavored to make all of the factual corrections in both the draft Final General Plan documents as well as the Final EIR. The “Response to Comments” section of the Final EIR addresses both comments on the Draft EIR and the General Plan policies. The policy related comments were assessed for relevance to the vision, goals, and policies of the plan, with the substantive responses resulting in changes to the draft policy documents. Policy refinements were incorporated in response to public agencies, i.e. State Department of Housing & Community Development (HCD) comments, as well as recommendations and direction by Boards, Commissions, Council, and the public.

At the Joint Council/Planning Commission meeting of July 22 & 23, 2010, the Commission recommended to Council a set of key policies for the final preparation of the *PlanSB* documents and Draft EIR. Subsequently, the Council held eight work sessions for detailed staff briefings on the policy documents and the Draft EIR. On August 10, 2010, the Council provided direction to the Planning Commission and staff on policy recommendations.

The Council found common ground on a number of the issues, however clear direction was not expressed on residential densities and the location of the rental/employer housing overlay. Staff then summarized Council direction (using Planning Commission recommendations in absence of Council direction on density and rental overlay) in a memo dated August 12, 2010 from the Community Development Director to the Mayor and Council, titled “PlanSB Direction & Next Steps”. See Exhibit A.

Thus, with Council direction, staff proceeded to prepare the Final EIR and the draft final policy documents. The format of the policy documents has changed slightly to improve ease of use, with further editing, reference material moved to a separate appendix, and the addition of labeled tabs. These documents were then released for public review on September 16, 2010 and are the subject of the Planning Commission’s final review, Final EIR certification, and final policy recommendations to Council for adoption.

This report is divided between the proposed Final EIR and the draft final General Plan policy documents. Both sections of the report utilize the Council memo titled “*PlanSB* Direction & Next Steps” as their respective starting points. The EIR portion of the report summarizes the *PlanSB* project and alternatives analysis, and required Commission findings for Final EIR certification. The General Plan policy portion focuses on residential densities, the location(s)

for a rental/employer housing overlay, HCD's recommended modifications, and an outline for *Plan Santa Barbara* implementation.

II. FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

A. EIR *PLAN SANTA BARBARA* IMPACTS AND ALTERNATIVES ANALYSIS

Plan Santa Barbara Project Impacts and Mitigation

The EIR recognizes that additional growth occurring incrementally citywide over the next two decades has the cumulative potential for significant impacts by 2030. In many instances, existing City policies and programs, and proposed General Plan Update policy amendments would reduce these potential environmental effects as individual projects and impacts occur over time.

The *Plan Santa Barbara* Project analysis in the EIR evaluated the *Draft Policy Preferences* (2009) directed by Council for environmental review. The draft policies seek to balance among policies protecting community character and resources, and policies that facilitate more affordable housing to address traffic management, jobs/housing balance, economic vitality/population diversity, and energy/climate change issues.

Project components included (1) continuing a non-residential growth limit (at a reduced level of no more than 2 million net square feet to 2030); (2) an assumption for continued low historic rate of residential development (2,800 units), (3) reconfirming policies to live within our resources; (4) priority for affordable housing and community benefit land uses; (5) sustainable neighborhood planning; (6) additional design standards for compatible building sizes, and protection of historic resources and neighborhoods; and (7) density and unit size incentives for affordable, rental, and "affordable by design" housing; and (8) a moderate expansion of Transportation Demand Management (TDM) and alternative travel mode measures to address traffic congestion.

The EIR identifies significant impacts associated with traffic and greenhouse gas production even with identified mitigation for a more extensive expansion of TDM measures. Potentially significant impacts that can be mitigated to less than significant levels are identified in the areas of air quality, biological resources, geological conditions, hazardous materials, hydrology/flooding, and solid waste management. Exhibit B provides a summary of *Plan Santa Barbara* Project impacts and mitigation measures.

Alternatives Analysis

A comparative impact analysis for alternative policy and growth scenarios is provided in the EIR. The Alternatives were identified to reflect the range of community opinion under discussion about General Plan policies and the amount and location of future growth, and to identify policies that could reduce one or more significant impacts. The analysis is intended to

foster weighing and balancing among various issues, policy components, and impacts. See Exhibit C.

No Project/ Existing Policies Alternative: This analysis evaluated the comparative impacts if the *Plan Santa Barbara* policy amendments did not proceed and the existing General Plan policies continued into the future. The associated growth assumptions analyzed are 2.2 million square feet of non-residential development, and 2,800 residential units. Existing land use and transportation policies were assumed to continue.

The EIR identified the greatest impacts associated with the No Project/ Existing Policies Alternative, most notably with greater traffic and greenhouse gas impacts, and a worse job/housing balance. Impacts on local resources and regional issues are potentially greatest, but would be mitigable.

Lower Growth Alternative: The policy set analyzed for this alternative involved more growth limitations to further protect community character, historic resources, neighborhoods, environmental resources, and services. The growth assumptions were 1 million square feet non-residential growth and 2,000 residential units. Key policies included lower building heights and other design measures, retention of current density designations with reduced unit size provisions, retention of second unit restrictions, and retention or increase of parking standards.

Potential traffic impacts for the Lower Growth Alternative would be less than for the *Plan Santa Barbara* project (prior to any mitigation). If applied, robust transportation demand management (TDM) mitigation would be more effective in reducing commute trips and congestion with the *Plan Santa Barbara* project than the Lower Growth Alternative. Climate change impacts of the Lower Growth Alternative were identified as less and jobs/housing balance better than for the *Plan Santa Barbara* project. Other potentially significant impacts to local resources, hazards, and services are identified as generally similar or less than for the *Plan Santa Barbara* scenario, and would also be mitigable to less than significant levels.

Additional Housing Alternative: Under this alternative, policies evaluated would further promote affordable housing toward addressing traffic congestion, jobs/housing balance, economic vitality/population diversity, and energy/ climate change issues. Growth assumptions were 1 million square feet non-residential growth and up to 4,300 additional housing units. Key policies included greater affordable housing density/unit size incentives, retaining current building height limits, relaxing second unit standards, reducing parking requirements, streamlining housing permit process, and a strong expansion of TDM measures and support for alternative travel modes.

The EIR identified the lowest potential traffic impact for the Additional Housing Alternative (although still significant), a lower climate change impact, and substantially better jobs/housing balance than for the *Plan Santa Barbara* scenario. Potentially significant impacts on resources, hazards, and services could be greater than for *Plan Santa Barbara*, but would also be mitigable to less than significant levels.

B. HYBRID ALTERNATIVE ANALYSIS

Background

Approval of the *Plan Santa Barbara* General Plan Update will necessitate choosing a balance among sometimes competing policy objectives, as is the case with all General Plans. It is likewise expected that differences of opinion as to the best balance among objectives may continue to be expressed by the public and among decision-makers.

EIR analysis of a range of General Plan policy and growth alternatives informs the consideration of various policy options and comparative impact levels, and often leads to the blending or melding of elements from among different alternatives to most successfully implement project objectives while reducing environmental effects to the extent feasible.

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines and State General Plan Guidelines recognize this need to balance among objectives, and envision that the Plan policies may be refined to do so. The State CEQA Guidelines (§15021 *Duty to Minimize Environmental Damage and Balance Competing Public Objectives*) provide the following guidance:

- “(a) *CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible.*
 - (1) *In regulating public or private activities, agencies are required to give major consideration to preventing environmental damage.*
 - (2) *A public agency should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment.*
- “(b) *In deciding whether changes in a project are feasible, an agency may consider specific economic, environmental, legal, social, and technological factors.*
- “(c) *The duty to prevent or minimize environmental damage is implemented through the findings required by Section 15091. [Council Findings]*
- “(d) *CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors, and in particular the goal of providing a decent home and satisfying living environment for every Californian. An agency shall prepare a statement of overriding considerations as described in Section 15093 to reflect the ultimate balancing of competing public objectives when the agency decides to approve a project that will cause one or more significant effects on the environment.” [Council Findings]*

An additional Hybrid Alternative analysis chapter was added to the FEIR (Volume IV) to evaluate the mix of policy refinements under consideration by City Council based on public input, Planning Commission recommendations, and Council discussions. These policy refinements may be characterized as a “hybrid alternative” in that they retain many components of the original *Plan Santa Barbara* Draft General Plan Update, but incorporate some

modifications and elements from the EIR Lower Growth and Additional Housing Alternatives, to address Plan objectives and/or reduce environmental effects.

Hybrid Alternative - Growth and Policy Components

Hybrid policy components analyzed for the EIR discussion include (1) measures receiving clear initial Council support during their recent August 2010 discussions, and (2) Planning Commission recommended hybrid measures where no clear direction was identified from initial Council discussions. The two issue areas, which fall under this latter category, are *Multi-Family Residential Densities* and the location of a *Workforce – Rental and Employer Housing* overlay. See Exhibit A.

Hybrid Alternative – EIR Comparative Impact Summary

The additional EIR analysis indicates that the Hybrid Alternative would result in the same impact classifications as for the *Plan Santa Barbara* project scenario (i.e., Class 1-Significant, Class 2-Less than Significant with Mitigation, Class 3-Less than Significant impacts). The exact impact levels of this hybrid combination of policies would vary from somewhat less to somewhat more than that of the *Plan Santa Barbara* project policy set. The following summarizes key Hybrid Alternative impact comparisons:

Historic Resources, Open Space and Visual Resources Impacts: With reduced non-residential growth, reduced areas for application of higher density designations, and additional design limitations (e.g., height limits, incorporation of historic buffer mitigation), potential impacts of the Hybrid Alternative could be somewhat less than under the Project analysis. Hybrid Alternative impacts would be less than significant (Class 3) for historic resources and visual character, and less than significant with mitigation (Class 2) for open space.

Water Supply: With reduced non-residential growth and incorporation of recommended measures detailing items for study in the upcoming Long Term Water Supply update, future water demand of the Hybrid Alternative would be approximately 65 acre-feet per year (AFY) less than under the Project analysis (estimated 14,726 AFY, leaving an estimated surplus of 632 AFY above the required 10% drought buffer). Hybrid Alternative impacts would be less than significant (Class 3).

Transportation: Under the Hybrid Alternative, non-residential growth is 25% less than under the *Plan Santa Barbara* scenario, and the Hybrid Alternative policies would not mandate the moderate expansion of Transportation Demand Management (TDM) as in the *Plan Santa Barbara* Project. Both the *Plan Santa Barbara* and the Hybrid Alternative would produce a net increase in commute trips and congestion in the City. TDM programs are the most effective means of reducing commuters and congestion, because they apply to *existing* trips as well as trips associated with the small amount of future growth. The analysis shows that the Hybrid policy for a less extensive TDM program has more of an effect to increase traffic than the Hybrid policy for lower nonresidential growth has an effect on reducing the rate of growth in

jobs and commuter traffic. The Hybrid Alternative would therefore produce a greater increase in commuters and congestion than the *Plan Santa Barbara* project.

Under the Project analysis, most impacts could be mitigated with roadway improvements and application of the identified mitigation (stronger expansion of TDM measures per the Additional Housing Alternative), but with some remaining significant effects (Class 1). Under the Hybrid Alternative, less TDM policy mitigation would result in Class 1 impacts with some additional impacted intersections (estimated 4-6).

C. PROPOSED FINAL EIR AND RESPONSES TO COMMENTS

The Draft EIR underwent a noticed 60-day public review and comment process March 19-May 18, 2010, including a Planning Commission public hearing held April 28, 2010. Written and public hearing comments on the Draft EIR were received from 15 public agencies, 16 community/ public interest organizations, 45 individuals, and six City commissions and committees. See Exhibit D.

Written responses to comments received during the Draft EIR public review period are provided in Volume III of the proposed final EIR. In the main FEIR document (Volume I), changes from the Draft EIR are shown in strikeout and underline format.

Many of the letters and hearing comments included comments on the Draft General Plan document as well as the Draft EIR. Responses to comments on both the General Plan and EIR are provided in the FEIR Responses.

Comments on the EIR included corrections of typographical errors and facts, questions, and suggested revisions to the EIR impact analysis or mitigation measures. Some associated clarifications or changes were made to the EIR text and analysis. No changes resulted to EIR impact conclusions.

Changes in the Final EIR included the following:

- *Section 6-Air Quality:* Emissions calculations and mitigation language refined; corrections and clarifications to Setting and Impacts.
- *Section 10-Heritage Resources:* Factual corrections in discussion of City history; additions to mitigation measure MM Her-1 description to clarify intent, process, and criteria for establishing additional historic resources protections for districts and buffer areas.
- *Section 15-Public Utilities/ Water Supply and Solid Waste:* Additions to Setting information on Montecito Water District area, water conservation, biosolids, and solid waste transfer station; clarification of water supply impact analysis, including refinements to calculations; added impacts discussion and recommended measure to address water supply within Montecito Water District area.
- *Section 16-Transportation:* Corrections to Setting information; clarifications to explanation of analytic methodology and Transportation Systems Management (TSM); analysis

correction shows reduced traffic impact at the intersection of Hot Springs and Coast Village Roads.

- *Other EIR Sections:* Text edits and clarifications in the Biological Resources, Geological Conditions, Hazards, Hydrology and Water Quality, Noise, Open Space and Visual Resources, Energy, Global Climate Change, Population and Jobs/Housing Balance, and Socioeconomic Issues sections.

D. PLANNING COMMISSION FINDINGS FOR FINAL EIR CERTIFICATION

The City CEQA Guidelines provide for final EIR (FEIR) certification by the Planning Commission (per State Guidelines Section 15025 on lead agency delegation of CEQA compliance responsibilities).

Findings for final EIR certification by the Planning Commission are provided in Exhibit E, and are reflected in Recommended Action B on the first page of this report. Staff recommends that the Commission make the identified findings pursuant to the State CEQA Guidelines and certify the final EIR.

Finding 1 is that the FEIR has been completed in compliance with CEQA. The EIR process has followed both procedural and content requirements of CEQA, the State CEQA Guidelines, and the City CEQA Guidelines. The EIR process included public scoping period and hearing, preparation of documents by a qualified local environmental services team (headed by AMEC Earth and Environmental) under City staff oversight, advertised public review and comment period and hearing, final EIR response to comments, and certification hearing. The Program EIR analysis meets CEQA content and analysis requirements for a General Plan level document, and the State CEQA Guidelines standards for EIR adequacy provided in Guidelines §15151 as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

Finding 2 provides that the FEIR has been presented to the Planning Commission, and the Planning Commission has reviewed and considered the information in the FEIR. Consideration of the EIR analysis informs the Planning Commission action taken pursuant to requirements of Government Code §65354 to forward recommendations to City Council on adoption of the General Plan Update.

Finding 3 provides that the final EIR reflect the Planning Commission's independent judgment and analysis. This pertains to the overall analysis and conclusions of the FEIR.

E. CITY COUNCIL CEQA FINDINGS FOR GENERAL PLAN ADOPTION

Under CEQA, a City Council action to adopt the General Plan Update requires written Council findings explaining each significant impact, project approval findings, and a statement of overriding considerations that project benefits outweigh any significant impacts, making the impacts acceptable.

Exhibit F provides the State CEQA Guidelines requirements for Council CEQA findings. Council has not provided full direction for all General Plan components that will be adopted, and the Planning Commission has not yet completed its review and recommendations, so it is not yet possible to draft Council CEQA findings. Staff intends on providing Council with a draft, and part of Council action will be for staff to return with findings that support and reflect their decision.

F. EIR MITIGATION MEASURES AND RECOMMENDED MEASURES

In the EIR, Mitigation Measures are identified where required to reduce potentially significant impacts. The current draft General Plan document (September 2010) has incorporated the EIR Mitigation Measures as proposed General Plan policies.

The EIR also identifies “*Recommended Measures*”. These measures also propose additions to the General Plan policies and programs, to clarify, strengthen, or add to the policies. These *Recommended Measures* are intended to provide further benefit to the environment where impacts were identified as not significant or already mitigated, and adoption of these measures is therefore optional.

Staff determined that a number of *Recommended Measures* are already covered by proposed General Plan policies or existing City policies. In addition, *Recommended Measures* addressing Open Space and Visual Resources, and Water Supply were included in the current General Plan document, because there was clear support from the Planning Commission and City Council for their inclusion. Exhibit G identifies *Recommended Measures* already incorporated into the General Plan.

Exhibit H lists the remaining *Recommended Measures* identified in the EIR, along with staff recommendations about their inclusion in the General Plan Update or not. The Planning Commission is requested to make recommendations to City Council about which of these Measures should be included for adoption in the General Plan.

Staff recommends inclusion of the following measures within the General Plan Update policies:

- | | |
|----------|--|
| RM Bio-1 | Upland Habitat and Species Protection |
| RM Bio-2 | Creeks, Wetlands, and Riparian Habitat and Species Protections |
| RM Bio 3 | Coastal Habitats and Species Protection |
| RM Geo-1 | Sea Level Rise and Coastal Bluff Retreat (sea cliff retreat) |
| RM Haz-1 | Accident Risks (electromagnetic fields (EMF) “prudent avoidance” policy) |

RM Haz-2	Hazardous Materials (vapor barrier study)
RM Haz-3	Wildland Fires (water)
RM Hydro-1	Flood Hazards (creek setbacks and bank stabilization)
RM Hydro-2	Surface Water/Groundwater Quality Impacts (beach areas)
RM Hydro-3	Coastal/ Marine Water Quality (debris and trash)
RM Noise-1	Nuisance Noise (more detailed noise assessments for special uses)
RM Clim-1	Carbon Sequestration (additional tree planting and revegetation)
RM Energy-1	Transportation Fuel Consumption (fuel reduction; single passenger tax)
RM Pop-1	Improved Jobs/Housing Balance (job creation; affordable housing locations)
RM Socio-1	Noise (interior noise reduction improvements incentives)

III. GENERAL PLAN UPDATE

COUNCIL DIRECTION

The City Council's August 2010 direction on *PlanSB*, summarized in Exhibit A, "PlanSB Direction & Next Steps", is hereby referred to as the general starting point for any further Planning Commission questions or clarifications. The two exceptions being *Multi-Family Residential Density* and *Workforce – Rental/Employer Housing* which, given varying Council opinion, warrant further discussion and are described in detail below.

A. RESIDENTIAL DENSITIES

1. MEDIUM-HIGH AND HIGH DENSITY DESIGNATIONS

The Planning Commission recommendations for Medium-High (15-25 dwelling units per acre or du/ac) and High Density (27-45 du/ac) residential densities have been carried forward in the draft Final General Plan Land Use and Housing Elements, and are illustrated on the associated General Plan map. Given the lack of a majority Council opinion on these densities and locations, staff is requesting additional direction from the Planning Commission.

In considering the possible options, the Commission should note that the recommendation to allow up to 60 du/ac for Community Benefit projects with a super majority vote has not been carried forward. This particular proposal was creating confusion among the community as to which projects would be eligible for this density incentive, and in effect was a duplication of the case-by-case review of all affordable projects as defined under the existing Affordable Housing Policies and Procedures.

Another important consideration is the how the multi-family base density works with incentive and bonus density programs. The base density for both the Medium-High and High residential designations is 12 – 18 du/ac. Above this

base density are a set of tiered incentive programs employed by both the City, as well as mandated by the State, to encourage the construction of more affordable housing.

The primary tier is the Average Unit Density incentive program, which replaces the Variable Density Program, and provides additional densities up to 25 du/ac for Medium-High and 45 du/ac for High density, in exchange for smaller units, and smaller buildings. These densities are reflected on the draft General Plan map.

The next tier of incentives is the Rental/Employer Housing Overlay that would permit an addition 50% density increase, up to 68 du/ac ($45 \times .50 = 23 + 45 = 68$). Beyond these incentives are the all-affordable programs that are either mandated by the State under their Bonus Density provisions, or by the City's Affordable Housing Policies and Procedures, which require case-by-case review.

While there has been no debate over the base density of 12 - 18 du/ac for these residential designations, the first tier of density incentives provided by the Average Unit Density program requires further discussion. If successful at the recommended densities, this program will produce smaller units, smaller buildings and more affordable units than the existing Variable Density Program.

There are, however, differing opinions as to how the Average Unit Density program should be shaped. Some ask for more flexibility in unit size, while keeping the High density at 45 du/ac with a 50% density increase for rental/employer. Indeed, this formula may produce more residential units; however, the larger the units, the greater likely hood the units will be less affordable, the demand for parking will be greater, and the buildings will be larger in size.

Others suggest limiting residential densities to Medium-High (15-25 du/ac), with a 50% density increase for rental/employer. While this may work well for the multi-family residential neighborhoods, these densities will most likely not result in workforce housing being built in the commercial districts.

If densities are considered below what is proposed, particularly in tandem with the proposed smaller unit size requirements, building sizes would theoretically continue to be reduced. However, a more likely alternative is that a project proponent would simply revert to the base density of 12-18 units, with constraints on unit and building size determined by the existing development standards and design review process, similar to what is being built today. This is especially true for market rate condominiums, which would not be eligible for further density incentives.

For rental and employer based projects, eligible for an additional 50% density incentive, a modest reduction in the proposed High Density (27-45 du/ac) Average Unit Density program may have less of an impact. In the areas in and adjacent to the commercial centers, higher densities are presumably desired within easy walking/biking distance to transit and commercial services; higher densities will also be necessary to meet the higher land costs.

However, although there may appear to be some latitude for a density reduction in the High density designation of the Average Unit Density program, it is important to recognize that the combination of land costs, construction costs, parking requirements, design review and density must all work together to achieve the “sweet spot” where a rental project will work. For example, a reduction from 45 to 40 du/ac in the Average Unit Density program, in combination with the 50% density increase for rental, would result in an effective density of 60 du/ac. This density, when combined with reduced parking, could still be “in the ball park” according to an experienced local rental housing developer.

In the Medium-High density designation areas (15-25 du/ac), outside of the commercial centers, rental projects could be built to densities of 38 du/ac, generally, as two story projects. No further reduction in these densities appears necessary, as the community seems comfortable with these densities for rental projects with smaller units in the multi-family neighborhoods.

2. **RENTAL/EMPLOYER OVERLAY LOCATIONS**

Once the densities associated with the Average Unit Density program and the Rental/Employer Housing Overlay have been established, the locations for the Rental/Employer Housing Overlay need to be defined. The simplest option is to apply the overlay to all Medium-High and High density residential districts.

During the *Plan Santa Barbara* process a number of further considerations have come to light: a few neighborhoods have expressed a desire to not increase densities; many in the community have expressed interest in concentrating the next increment of growth adjacent to transit and within easy walking/biking distance to commercial services; and some have expressed interest in strictly limiting higher densities to small, “test” areas.

The following options have been developed for Planning Commission discussion and recommendation.

Option 1: *Apply the Rental/Employer Housing Overlay program to all Medium-High and High density designations.* This would maximize the potential for rental housing projects, but would not focus the next increment of growth on

those neighborhoods closest to transit and within easy walking and biking distance to commercial services.

Option 2: *Exempt specific residential areas that wish to maintain (or decrease) existing densities.* Areas would include the Upper East, the Bungalow District, Coast Village Road, Cottage, and the Commercial/Industrial area. This would allow the greatest housing potential while also responding to those community members that do not want to see any increased densities.

Option 3: *Limit the Rental/Employer Housing Overlay program to the Commercial/ High density designations.* This would be consistent with the Sustainability Principles for Development but would exclude those multi-family districts adjacent to commercial services that have a high potential to produce more workforce housing in a more sustainable manner.

Option 4: *Limit the Rental/Employer Housing Overlay program to the Downtown and west to Highway 101.* This option is focused on the commercial and multi-family districts in and around Downtown. This option would provide the maximum number of workforce units, with the greatest level of congestion relief, and all within the most geographically limited area.

Please refer to Exhibit I, Rental/Employer Housing Overlay Options.

B. HOUSING ELEMENT

1. HCD REQUESTED MODIFICATIONS

The State Department of Housing and Community Development (HCD) has reviewed the March 2010 draft Housing Element and identified modifications that are required to bring the element into compliance with State law. Primarily, the requested modifications fall under the chapters related to Housing Development Potential and Housing Development Constraints. The Draft Housing Element has been revised accordingly.

Housing Development Potential

State law requires that the Housing Element include an inventory of land suitable for residential development. The inventory is intended to identify sites that can be developed with housing and demonstrate that the City has sufficient land and zoning capacity to meet the Regional Housing Needs Allocation (RHNA) of 4,388 units within the Housing Element's planning period (2007-2014).

The March 2010 draft Housing Element identified approximately 2,835 opportunity sites with the potential to develop approximately 9,099 units. This build-out potential was calculated using a number of assumptions, including but not limited to the improvement value of the parcel, environmental site

constraints, and an average build-out potential of 20 du/ac for the Medium High Density Residential and 30 du/ac for the High Density Residential designated parcels.

The California Air Resources Board (CARB) has directed that due to potential health risks, sensitive receptors shall be setback from urban roads having a carrying capacity of 100,000 vehicles per day. Based on these traffic volumes, U.S. Hwy 101 is the only roadway within the City with the potential to affect sensitive receptors. As a result, the General Plan restricts new residential development within 250 feet of U.S. Hwy 101 until the CARB-phased diesel emission regulations are implemented and diesel emission risks reduced.

Because there is no identified timeframe by when the CARB will implement the necessary regulations to reduce risks, the Housing Element must recognize the 250-foot setback requirement as a governmental constraint. The Constraints Chapter of the Housing Element has been revised to identify the freeway setback as an impediment to housing production. Accordingly, the Suitable Sites Inventory has been adjusted to reflect the removal of 340 opportunity sites and associated development potential of 1,249 units within the 250-foot setback.

Additionally, at the request from the State Department of Parks and Recreation, all parcels owned by the State associated with El Presidio have been removed from the Inventory. Further, the residential development potential for properties within 100 feet from parcels containing historic building and structures was calculated at 20 du/ac rather than 30 du/ac.

Based on these changes, the Suitable Sites Inventory of the Housing Element has been revised down to reflect a total of 2,423 opportunity sites and 7,426 potential residential units. The revised inventory of suitable residential development sites and associated map is referenced as Appendix G in the Draft General Plan and available separately due to its volume.

Housing Development Constraints

At the direction of HCD, additional analysis and/or information has been included in the Constraints chapter and Appendix F pertaining to the following:

- Land Use Controls: A table reflecting the residential development standards in various zones is now incorporated into Appendix F.
- Fees/Exactions: Additional information and analysis was added to the Constraints chapter regarding typical development fees, including sewer and water. A table depicting the fee schedules for a ten-lot single-family subdivision, a ten-unit condominium project, a ten-unit affordable condominium project, a ten-unit apartment, duplex condominiums, a rental duplex, and a single-family residence is now incorporated into Appendix F.
- Processing Time: Additional information and analysis was added regarding the City's permit process and timing. Tables illustrating the typical

processing time for projects requiring Staff Hearing or Planning Commission review, and projects requiring only design review are now incorporated into Appendix F.

- Inclusionary Housing: Additional information has been added to describe the changes to Housing Element Implementation Action H11.3 related to inclusionary housing.
- Reasonable Accommodations: Additional information was added regarding reasonable accommodation provisions in the Municipal Code.

2. **DENSITY CHANGE IMPLICATIONS**

The draft Final Housing Element relies on the proposed Medium High (15-25 du/ac) and High (27-45 du/ac) densities as incentives to promote the production of affordable and workforce housing units. Such densities help to demonstrate to HCD that the City continues its commitment and efforts to create housing opportunities.

If the proposed density ranges are not adopted, or if they are substantially reduced, the City could find it challenging to encourage private developers to construct affordable workforce housing units. Even with the number of goals, policies and implementation actions included in the Housing Element to support and promote additional affordable housing, under existing densities, developing such units may not be economically viable for developers.

C. **IMPLEMENTATION PRIORITIES**

A Draft Implementation Plan Outline has been prepared for initial review. See Exhibit J. The *Plan Santa Barbara* process brought forth many voices from the community expressing vision and ideas on how Santa Barbara can improve in the future. The Planning Commission and Council direction along with public input is reflected in the Goals, Policies and Implementation Actions. The FEIR contains a number of required mitigation measures as well as recommended measures that will also be implemented over time.

The General Plan contains more than 320 implementation actions. It is important to realize that some measures are more critical to support the validity of the plan in terms of State Planning Law, or for consistency with existing City policy. Implementation will occur over the life of the plan and it is not unusual for a number of policies to be carried over from one update to another before they are implemented. Priority direction from City Council is critical to implement the plan in a logical order.

Exhibit J proposes three phases and a suggested order for initial consideration. After Council adoption of the General Plan, Staff will further develop the approach for Phase I and would like to review the *Plan Santa Barbara* Implementation Plan along with other Planning Division workload priorities at the next semi-annual meeting of the Planning Commission and Council in February/March 2011.

III. CONCLUSION

Over the course of the last five years, the *Plan Santa Barbara* General Plan update process has progressed from a set of City Council goals to a final General Plan document and a citywide, Program EIR. During Phase I, a baseline of key resource data was developed with the *Conditions, Trends & Issues Report*, a completely updated set of Master Environmental Assessment maps, and the initiation of the program EIR and citywide traffic model.

Phase II began in 2007, following a yearlong hiatus to produce the Upper State Street Study, and focused on public outreach. Key efforts included: working with the Outreach Committee; establishing the YouPlanSB.org website; producing a citywide brochure and survey; 40 grass roots community meetings; a youth survey; a series of five public workshops; seven Board and Commission meetings; eight Planning Commission and Council meetings; and a public opinion poll. This phase culminated in the publication of the *Community Input Summary Report* in December 2007.

Phase III was the policy development effort and included a series of three public workshops (focused on *Development Trends, Policy Options, and Policy Preferences*), seven Board and Commission meetings, and 13 Planning Commission and Council meetings. The culmination of this phase was the *Policy Preference Report* that established the Project Description to initiate the formal draft EIR process in January 2009.

Phase IV began in March of this year with the open house release of the draft General Plan Framework, Land Use Element and General Plan Map, Housing Element, initial goals and policies for the remaining six elements, and the EIR for public review. The 60-day public review period was then followed by six Planning Commission hearings and eight City Council work sessions to date.

Throughout the *Plan Santa Barbara* process, this has been the community's plan. During the initial stages staff developed the baseline resource information but following that, the community stepped forward to voice their opinions, concerns, and preferences. Perhaps the most significant community contribution was to establish the vision of sustainability as the framework for the General Plan, followed closely by the addition of a new Historic Resources Element.

By Phase II the Planning Commission was fully engaged and exerting its leadership on topics ranging from the process outputs and schedule, to policy development. Of particular help to staff was the *Plan Santa Barbara* Subcommittee that worked tirelessly to assist with larger policy concepts, community workshop development, and consensus building. The Commission's work to date culminated in the comprehensive set of key policy recommendations that were forward to the Council last July.

Following City Council direction in August, the Planning Commission's role at the September 29 and 30 meetings is to: 1) complete a final review the EIR and certify that document per the requirements of CEQA, and 2) complete final recommendations to Council for the adoption of the policy documents, and the preliminary implementation outline. Perhaps one last reflection as the *Plan Santa Barbara* process comes to a close: the vision, goals, policies and implementation actions are intentionally designed as an integrated whole to promote a more sustainable community over the next 20 years and beyond.

Exhibits:

- A. Memo to Council Regarding *Plan Santa Barbara* Direction & Next Steps
- B. EIR *PlanSB* Project Impact and Mitigation Summary
- C. EIR Alternatives Analysis Summary
- D. Listing of EIR and GPU Commenters
- E. Planning Commission Findings for EIR Certification
- F. CEQA Findings for Plan Adoption
- G. EIR *Recommended Measures* Already Incorporated in the Proposed General Plan
- H. EIR *Recommended Measures* Needing Determination for Inclusion in General Plan
- I. Rental/Employer Housing Overlays Options
- J. *PlanSB* Implementation Plan Outline



City of Santa Barbara
Community Development Department

Memorandum

DATE: August 12, 2010
TO: Mayor and Council
FROM: Paul Casey, Community Development Director *PC*
VIA: James L. Armstrong, City Administrator *JL*
SUBJECT: Plan Santa Barbara (*PlanSB*) Direction & Next Steps

On August 3, and 10, 2010 the City Council held two *PlanSB* summary work sessions to provide the Planning Commission and staff with direction on how to proceed with the Proposed Final Environmental Impact Report (FEIR) and the General Plan update policy documents.

The following identifies the key issues discussed and the subsequent direction from Council as understood by staff. For many issues there was general agreement among the Council as outlined below. However, in the absence of general agreement staff is deferring to the Planning Commission recommendation, as directed by Council.

General Plan Framework

Utilize the proposed Sustainability Principles as the foundation for the update, including the reorganization of the elements, and as an outline and policy direction for future element updates. Edit Introduction and History sections based on input from Commissioner Lodge. Re-prioritize the "drivers" in the Introduction to place greater emphasis on Economic and Historic Resources. Edit climate change language to soften tone and level of uncertainty.

Growth Management

Limit net new non-residential growth to 1.0 million net new square feet over next 20 years in categories of Small Addition, Vacant Land and Community Benefit. Provide exclusions for: pending, approved, minor additions and government buildings. Replacement of existing square footage, like current Measure E, is not included.

Average Unit Size Incentive Program

Amend the Variable Density program to establish an incentive to allow multi-family residential density based on an average unit size (sq ft) rather than number of bedrooms. Two density ranges will be developed, at this time the unit size range is proposed as follows:

Exhibit A

Memo to City Council Regarding PlanSB Direction and Next Steps

Medium-High = 1,300 to 800 sq. ft. average unit size
High = 1,000 to 600 sq. ft. average unit size

Multi-Family Residential Density

Density allowance for multiple family and commercial zoned property will include a base density (du/ac dwelling units per acre) and a range based on the average unit size incentive program.

Medium-High = 15-25 du/ac

High = 27-45 du/ac

All affordable projects reviewed on a case-by case, per the Affordable Housing Policies and Procedures.

Workforce – Rental and Employer Housing

Adopt a 50% density increase overlay to the base density to encourage rental and employer housing projects. Allow existing rental projects to rebuild at their existing densities.

Targeted Growth Areas

Target future growth in the main commercial districts, i.e. Downtown, Milpas, Upper De la Vina/State Street, La Cumbre Plaza/Five Points, and the multi-family districts between Downtown and Highway 101. Target areas for 50% overlay would include R-3 and R-4 zones.

Residential Parking Downtown

Consider a residential unit parking maximum in the Downtown. Allow the option to "unbundle" parking spaces from the sales or rental of residential units.

Inclusionary Housing

Consider increasing the existing requirement from 15% to 25%. Consider sliding fees with lower fees for the preferred types of development. Consider a new commercial fee when the economy recovers. Suspend fees during economically difficult times.

Second Units

Relax standards adjacent to transit/commercial and consider relaxing standards City-wide. Consider including the square footage of the proposed second units within the Neighborhood Preservation Ordinance Floor Area Ratios (FAR). Consider neighborhood by neighborhood support for second units.

Transportation Demand Management (TDM)

Strategies to include: employer paid bus pass program, cash-out parking program, expanded Safe Routes to School program, support with regional partners on carpooling, telecommuting, and car-share programs, expanded transit, and Downtown parking pricing if supported by business stakeholders. The amount and need for Travel Demand Management strategies is to be revised through Adaptive Management Program.

Historic Preservation

Develop an Historic Resources Element. Within the El Pueblo Viejo District, create buffers with height & density restrictions around districts and individual resources, with special treatment around El Presidio de Santa Barbara. Step-back buildings adjacent to historic resources as well as adjacent to single family neighborhoods.

Building Heights/FAR

Limit most projects up to 45 feet in height and only allow up to 60 feet with a super majority of the Planning Commission. Develop FARs & Form Based Codes as implementation measures.

Next Steps

The scheduled release date of the Proposed Final EIR and General Plan documents is Thursday September 16, 2010. The subsequent hearings before the Planning Commission will be on Wednesday September 29 and Thursday September 30, 2010.

cc: Steve Wiley, City Attorney
N. Scott Vincent, Assistant City Attorney III
Bettie Weiss, City Planner
John Ledbetter, Principal Planner
Planning Commission

PlanSB EIR Project Impact and Mitigation Summary

The EIR analysis identifies the following environmental impacts associated with anticipated development to the year 2030 under draft *Plan Santa Barbara* General Plan policy amendments. Identified mitigation measures (MMs) are required to reduce potentially significant impacts. Recommended measures (RMs) are identified to further address potential impacts and benefit the environment.

CLASS I Significant Impacts (<i>Citywide 2030</i>)	Required Mitigation Measures
Transportation Increased peak-hour traffic congestion <i>[Current 13 impacted intersections could potentially increase to 21 impacted intersections; increase in vehicle miles traveled (VMT). Identified mitigation could substantially reduce impact]</i>	MM T-1 –Roadway and signal improvements MM T-2 – Measures to reduce peak-hour vehicle trips and increase alternative travel mode use through modified parking requirements, parking pricing, and transportation demand management (TDM) measures.
Global Climate Change Increased greenhouse gases emissions from transportation fuel and buildings <i>[From existing 1.36 million tons/year GHG emissions citywide to 1.57 million tons/year. Identified mitigation could substantially reduce impact.]</i>	MM T-2 -Reduce vehicle trips and miles traveled and associated greenhouse gas generation with expanded Transportation Demand Management <i>RM C-1 policies for carbon sequestration through tree planting/ revegetation;</i> <i>RM C-2 work with regional partners toward methane capture/ fuel cell development at Tajiguas Landfill;</i> <i>RM C-3 continue programs to retrofit municipal systems with energy efficient equipment;</i> <i>RM C-4 policies for additional renewable energy sources for City operations including wind turbines, solar facilities, and monitor ocean power projects; and</i> <i>RM C-5 additional policy to establish goal of 30 MW new solar energy in City by 2030.)</i>
CLASS 2 Less Than Significant Impacts with Mitigation (<i>Citywide in 2030</i>)	Required Mitigation Measures
Air Quality Potential health risks to residential uses along Highway from diesel particulate emissions	MM AQ-1 – Interim 250-foot setback from Highway 101 for new residential uses until State regulations are implemented and diesel particulates are reduced; install additional vegetation along Highway 101.
Biological Resources Gradual loss of upland and creek/riparian habitats and species.	MM B-1 – Further protect key upland habitat/ corridors MM B-2 – Creek channel naturalization; drainage restoration; riparian restoration; creek setback standards. <i>Recommended measures RM B-1 oak woodland protection and RM B-2 riparian woodland protection.</i>
CLASS 2 - Less Than Significant Impacts	Required Mitigation Measures

Exhibit B

Plan SB EIR Project Impact and Mitigation Summary

with Mitigation (<i>Citywide in 2030</i>) (Continued)	
Geological Conditions Sea cliff retreat	MM G-1 – Updated bluff retreat review guidelines; shoreline management plan <i>(Recommended measure RM G-1 to update Coastal Plan.)</i>
Hazards Adequacy of household hazardous materials collection facility capacity	MM Hz-2 – Agency coordination to establish additional collection facility capacity
Heritage Resources Effects of development on historic resources	MM Hr-1a – Protect historic resources during adjacent construction activities MM Hr-1b – Modified density and design policies for landmark and historic districts
Hydrology and Water Quality Increased flood hazards from climate change sea level rise (longer range impact to 2050)	MM Hydr-1a – Adaptive management for sea level rise
Noise Increased roadway noise levels along Highway 101 affecting existing residential uses	MM N-1 – Periodically monitor freeway noise levels. If traffic noise expands the 65 dBA contour along the freeway corridor, implement measures to reduce effects (e.g., structure retrofits, barriers, vegetation)
Open Space/Visual Resources Gradual loss of important open space areas	MM V-1 – Protect key open space areas; establish additional funding mechanisms; coordinate management with citizen groups, owners, institutions. V-2 – Coordinate on regional open space
Public Utilities/ Solid Waste Management Adequacy of long-term solid waste management facility capacity	MM PU-1a –Coordinate with agencies to establish additional long-term waste management capacity. MM PU-1.b – Increase diversion of solid waste from landfill disposal through programs to increase waste reduction, recycling, and reuse.

CLASS 3 Less Than Significant Impacts (2030)	Recommended Measures to Further Reduce Impacts
Air Quality	
Projected population/emissions are consistent with adopted County Clean Air Plan	<i>RM AQ-1 – Programs to support electric vehicles and low-emission vehicles and equipment</i>
Short-term emissions during construction	<i>No additional measures beyond existing City policies and proposed Plan Santa Barbara measures</i>
Residential development location within the commercial core - impacts from mixed use	<i>No additional measures</i>
Biological Resources	
Development impact on creek water quality	<i>RM B-2 – Riparian habitat protection, and RM Hydr-1 for flood hazards further address water quality</i>
Impacts of future development on coastal habitats and species	<i>RM B-3 Coastal habitat restoration</i>
Impacts of development on urban forest and individual specimen trees	<i>RM B-4 urban tree protection</i>

Exhibit B
Plan SB EIR Project Impact and Mitigation Summary

CLASS 3 Less Than Significant Impacts (2030) (Cont.)	Recommended Measures to Further Reduce Impacts
Geological Conditions	
Seismic hazards ((fault rupture, groundshaking, liquefaction, tsunami)	<i>No additional measures identified</i>
Geologic and soil instability (slope failure, expansive soils, erosion, radon).	<i>No additional measures identified</i>
Hazards	
Accident risks associated with aircraft, transportation corridors, electromagnetic fields (EMF)	<i>Recommended measure RM Hz-1 to continue EMF prudent avoidance policy for development near transmission lines and monitor scientific study</i>
Hazardous materials associated with contaminated sites and commercial/ industrial facilities	<i>RM Hz-2 vapor barrier study for development near sites with past contamination</i>
Wildland fires, emergency response and adequacy of roads and water systems.	<i>RM Hz-3 water system improvements and private water supplies for fire fighting</i>
Heritage Resources	
Development effects on archaeological resources	<i>No additional measures identified</i>
Development effects on paleontological resources	<i>No additional measures identified</i>
Hydrology and Water Quality	
Development effects associated with flood hazards and storm water run-off effects	<i>No additional measures identified</i>
Effects on creek and groundwater quality	<i>Recommended measures RM Hydr-1 considerations for establishing creek setbacks</i>
Effects on coastal and marine water quality	<i>RM Hydr-2 measures to improve water quality at area beaches, including pharmaceutical waste education and collection, restoration measures for channels and habitat; and watershed action plans</i>
Noise	
Increased airport noise impacts	<i>No additional measures identified</i>
Noise guideline change	<i>No additional measures identified</i>
Noise effects from mixed use development	<i>Recommended measure RM N-1 to require more detailed noise assessments for propose special, conditional, and institutional uses that may create nuisance noise affecting residential neighborhoods.</i>
Construction noise effects	<i>No additional measures identified</i>
Open Space and Visual Resources	
Gradual loss of important scenic views of waterfront, hillsides, and in commercial core	<i>Recommended measure RM V-1 additional policies for protection of scenic views</i>
Gradual change to community visual character	<i>RM V-2 additional policies for protecting community character: design standards, design overlays, building size, bulk, and scale, form-based codes, development monitoring, and preserving community character</i>
Lighting and glare effects	<i>RV V-3 policies on open space night sky</i>

Exhibit B
Plan SB EIR Project Impact and Mitigation Summary

CLASS 3 Less Than Significant Impacts (2030) (Cont.)	Recommended Measures to Further Reduce Impacts
Public Services	
Police services	<i>No additional measures identified</i>
Fire protection services	<i>No additional measures identified</i>
Parks and recreation services	<i>Recommended measure RM PS-1 additional policies for provision of parks</i>
School services	<i>RM PS-2 additional policies language on schools as part of Sustainable Neighborhood Plans</i>
Public Utilities	
Water supply	<i>Recommended measure RM PU-1 measures for consideration as part of updating long-term water supply program</i>
Wastewater	<i>No additional measures identified</i>
Power and communications utilities	<i>No additional measures identified</i>
Transportation	
Reduced per capita vehicle commute trips from PlanSB policies and MMs (Class 4 beneficial impact)	<i>RM SE-2 policies to promote businesses that serve lower income and ethnic minority populations</i>
ADDITIONAL ENVIRONMENTAL ANALYSIS	
Energy	
Transportation fuel consumption	<i>Recommended measure RM E-1 fuel reduction objective and gas tax for reduction of trip generation and reduced fuel consumption</i>
Energy consumption in buildings	<i>RME-2 building green, solar, lighting, and heating measures, and community energy program to promote energy conservation</i>
Global Climate Change	
Greenhouse gas emissions from buildings	<i>Recommended measures identified under Climate Change and Energy items above</i>
Jobs/Housing Balance	
Job growth and housing availability	<i>Recommended measures RM P-1 additional policies addressing growth monitoring, growth pacing; job creation, regional coordination on affordable housing, City affordable housing locations, student/faculty housing, and incentives for affordable housing (streamline permitting process;pursue legislation to extend redevelopment funding)</i>
Socioeconomic Issues	
Environmental hazards	<i>Recommended measures RM SE-1 interior noise reduction home improvement program</i>
Economic development and housing availability	<i>RM SE-2 policies to promote businesses that serve lower income and ethnic minority populations.</i>
Community resources and public services	<i>RM SE-2 policies to promote businesses that serve lower income and ethnic minority populations</i>
Participation in community planning	<i>No additional measures identified</i>

Exhibit B
Plan SB EIR Project Impact and Mitigation Summary

EIR Alternatives Analysis Summary

For No Project, Project, Lower Growth, and Additional Housing Alternatives

POLICY ASSUMPTIONS for EIR analysis	GROWTH ASSUMPTIONS* <i>Net Increase 2008-2030</i>	COMPARATIVE IMPACTS from DEIR analysis
<p><i>“No Project”/ Existing Policies Alternative</i> Existing policies and historic growth rate assumed to continue.</p> <ul style="list-style-type: none"> GP land use/zoning designations Non-residential growth cap and findings Pyramid range of uses in commercial; R-3/R-4 stds Building heights of 30, 45, and 60 feet in commercial Mixed use incentives; variable density; R-2 density State/City bonus density, inclusionary affordable housing provisions; current 2nd unit policies Current design review standards. 	<p>Non-Residential 2.3 million SF <i>(Square Feet)</i></p> <p>Residential 2,800 DU <i>(Dwelling Units)</i></p>	<p>Traffic: Significant Greatest potential impact, 26 intersections, 38% increase in vehicle miles traveled (VMT); >11,000 added trips south of Hot Springs</p> <p>Climate: Significant Greatest potential impact; 1.6 mill. tons/year greenhouse gases (GHG); 16.5 tons/capita</p> <p>Other Impacts: Mitigable Greatest potential effects on local community resources and regional issues, but mitigable to less than significant levels. Worsens jobs/housing balance (2.04 jobs/unit).</p>
<p><i>Project/ Plan Santa Barbara General Plan Update</i> Balance policies to protect character/resources and policies for more affordable housing (for traffic management, jobs/housing balance; economic/population diversity, energy/climate)</p> <ul style="list-style-type: none"> Reconfirm Living Within Our Resources; protect and enhance community character, historic resources, established neighborhoods Continue to limit non-residential growth; direct development to commercial core areas Priority for affordable housing and Community Benefit land uses; Sustainable Neighborhood Plans Mixed use, setback, open space, landscaping standards, Floor Area Ratios, Form Based Codes, lower heights next to residential and historic structures for compatible building sizes Reduced unit size; variable density amendments; higher density incentives for affordable, rental, ‘affordable by design’ housing; 2nd unit incentives Reduced parking standards for commercial core; moderate TDM expansion. 	<p>Non-Residential 2.0 million SF</p> <p>Residential 2,800 DU</p>	<p>Traffic: Significant <i>Potential</i> impact 20 intersections, 36% VMT increase; 11,000 added trips so. of Hot Springs. Impact substantially avoided with roadway improvements and transportation demand management (TDM) expansion.</p> <p>Climate: Significant Estimated 1.62 million tons/year GHG; 16.2 tons per capita, not meeting State directive to reduce GHG to 1990 levels.</p> <p>Other Impacts: Mitigable Potentially significant impacts (resources, hazards, and public facilities) mitigable to less than significant levels (air quality, biological resources, geology, hazards, hydrology, noise, open space, solid waste). Job/housing approx balance (1.44 jobs/unit).</p>

Policy Assumptions for EIR analysis	Growth Assumptions* <i>Net Increase 2008-2030</i>	Comparative Impacts from DEIR analysis
<p><i>Lower Growth Alternative</i></p> <p>More growth limitation policies to protect community character, historic resources, neighborhoods, environmental resources, services, costs (e.g. water supply), and support tourism.</p> <ul style="list-style-type: none"> • Further reduce nonresidential SF cap • Lower building height limits to 40-45 feet • Added protection for historic districts • Retain current density designations; reduce average unit size provisions • Increase setbacks, open space, landscaping requirements. • Retain 2nd unit restrictions • Retain or increase parking standards. 	<p>Non-Residential 1.0 million SF</p> <p>Residential 2,000 DU</p>	<p>Traffic: Significant Potential impact less, 20 intersections, 28% increase vehicle miles traveled (VMT); ~9,000 added trips South of Hot Springs. No mitigation identified (e.g., TDM), because not consistent with policies.</p> <p>Climate: Significant Slightly better 1.58 mill. tons/year greenhouse gases (GHG).</p> <p>Other Impacts: Mitigable Reduced potential impacts to local community resources and also mitigable to less than significant levels. Jobs/housing balance improved (0.90 jobs/unit)</p>
<p><i>Additional Housing Alternative</i></p> <p>More affordable housing policies to further address traffic management, jobs/housing balance, economic vibrancy, population diversity, energy and climate change.</p> <ul style="list-style-type: none"> • Promote compact growth along transit corridors • Increased affordable housing incentives; increased density; reduce unit sizes; retain or increase building heights; allow 2nd units in more areas; reduce parking standards; streamline housing permit processes. • Strong expansion of Transportation Demand Management (TDM) measures and support infrastructure for alternative modes 	<p>Non-Residential 1.0 million SF</p> <p>Residential 4,360 DU</p>	<p>Traffic: Significant Lowest potential impact 15 intersections, 11% VMT increase; 5,100 added trips So. of Hot Springs.</p> <p>Climate: Significant Lower impact - estimated 1.4 million tons/year GHG; 13.7 tons per capita.</p> <p>Other Impacts: Mitigable Potentially significant impacts (resources, hazards, and public facilities) mitigable to less than significant levels. Job/housing substantially better (0.41 jobs/unit).</p>

Exhibit C
EIR Alternatives Analysis Summary

Policy Assumptions for EIR analysis	Growth Assumptions* <i>Net Increase 2008-2030</i>	Comparative Impacts from DEIR analysis
<p><i>Hybrid Alternative</i></p> <p>Less non-residential growth than the <i>PlanSB</i> project to further protect community character, resources, and address jobs/housing balance.</p> <p>Additional density provisions than the <i>PlanSB</i> project to address affordable/workforce housing needs, economic vibrancy, population diversity, traffic management, energy and climate change.</p> <ul style="list-style-type: none"> Higher residential densities with smaller unit size provisions as part of amended variable density incentive within some commercial area designations 50% density increase for rental and employer-sponsored housing within commercial and multi-family areas <p>Less transportation demand management (TDM) measures than moderate expansion in the <i>PlanSB</i> project to ensure protection of downtown business.</p> <ul style="list-style-type: none"> Consider expanded TDM provisions with stakeholder support and monitoring. 	<p>Non-Residential 1.0 million SF policy cap (designated categories of Small Addition, Vacant, Community Benefit) 0.5 million SF EIR assumption (for excluded uses including minor additions, pending/approved projects, government buildings, replacement of demolished square footage, annexations)</p> <p>Residential 2,800 DU</p>	<p>Traffic: Significant Potential impact 20-26 intersections, greater than <i>PlanSB</i> by up to 6. Road improvements would mitigate 2-3 intersections. Stronger TDM mitigation not applied as inconsistent with policy set.</p> <p>Climate: Significant Overall Vehicle Miles Traveled (VMT) similar to <i>PlanSB</i>, lower non-residential growth and energy use in buildings. Energy and climate change impacts less than <i>PlanSB</i>.</p> <p>Other Impacts: Mitigable Potentially significant impacts (resources, hazards, public facilities) similar or less than <i>PlanSB</i>, and mitigable to less than significant levels. Job/housing slightly better than <i>PlanSB</i>.</p>

*Assumptions in table reflect net additional development within City boundaries. Additional development assumed within City Sphere of Influence during 2008-2030: Residential: 403 dwelling units; Non-Residential: 178,202 sq. feet.

Exhibit C
EIR Alternatives Analysis Summary

Listing of GPU and EIR Commenters

for the *Plan Santa Barbara* General Plan Update and Environmental Impact Report

Agencies

California Department of Fish & Game
California Department of Parks and Recreation
California Department of Transportation
Governor's Office of Planning & Research
California Public Utilities Commission
California Regional Water Quality Control Board
Montecito Water District
Santa Barbara County Air Pollution Control District
Santa Barbara County Association of Governments
Santa Barbara County Health Department
Santa Barbara County Executive Office
Santa Barbara County Planning & Development Dept
Santa Barbara County Fire Department
Metropolitan Transit District
U.S. Fish and Wildlife Service

Organizations

Allied Neighbors Association
Citizens Planning Association
Coalition for Community Wellness
Coalition for Sustainable Transportation
Coastal Housing Coalition
Community Environmental Council
League of Women Voters of Santa Barbara
Mesa Architects
Montecito Association
Pearl Chase Society
Santa Barbara Association of Realtors
Santa Barbara Conservancy
Santa Barbara Downtown Organization
Santa Barbara For All
Santa Barbara Trust for Historic Preservation
Upper East Association

City Commissions and Committees

Planning Commission
Parks and Recreation Commission
Water Commission
Creeks Advisory Committee
Transportation and Circulation Committee
Downtown Parking Committee
Members Bradley, Coffman-Gray, Lodge, Rivera, Ruiz

Individuals

John Ackerman
Gil Barry
J' Amy Brown
John Campanella
Christopher Cintas
Paul and Claudia Cook
Norbert Dall
Blair Edwards
Tracy Fernandez
Jan Hubbell
Peter Hunt
Wanda Livernois
Joan Livingston
Catherine McCammon
Richard Oliver
Judy Orias
Joe Rution
Deborah Slaght
Sally Sphar
Paula Westbury
Mark Whitehurst
Paul Zink
Els and Dennis Andersen
Elizabeth Becker
Steve and Sharon Comstock
Bruce Griffin
Michelle Howard
James Johnson and Karen Hodin
Theo Kracke
Paul Kuhn
Ron and Jackie Lincoln
Linda Melchiori
Hugh Michaels
Timothy Rodgers
Charles Vehrs
Lori Williams
Linda Anderson
Jean Holmes
Kristen Jepson-Foos
Lisa Plowman
Paul Hernadi
Bill Marks

Planning Commission FEIR Certification Findings for the *Plan Santa Barbara* General Plan Final Environmental Impact Report

Staff recommends that the Planning Commission certify the Final Program Environmental Impact Report dated September 2010 for the *Plan Santa Barbara* General Plan Update, making the findings below, based on information provided in the EIR process, FEIR, staff report and Attachment C.

The Planning Commission findings required for certification of the Final EIR are in accordance with the State CEQA Guidelines §15090 and City CEQA Guidelines §II.2.

1. The final EIR has been completed in compliance with the California Environmental Quality Act (CEQA).

The FEIR for the *Plan Santa Barbara* General Plan Update was prepared in accordance with applicable procedures and content requirements of the California Environmental Quality Act (CEQA), State CEQA Guidelines, and City of Santa Barbara CEQA Guidelines.

- An advertised Notice of Preparation for the EIR was issued January 15, 2009 for a 30-day agency and public comment period, and a Planning Commission public scoping hearing was held on January 29, 2009.
- The EIR documents have been prepared by a qualified team headed by AMEC Earth and Environmental, Inc., working under oversight of experienced City staff.
- The Draft EIR underwent a noticed 60-day public review and comment process March 19-May 18, 2010, including a noticed Planning Commission public hearing held April 28, 2010. Comments on the Draft EIR were received from 13 public agencies, 16 community/ public interest organizations, 40 individuals, and seven City commissions and committees.
- The Final EIR includes written responses to comments received on the Draft EIR and associated edits to the EIR analysis. Proposed responses to comments and hearing notice were provided to public agencies that commented on the Draft EIR ten days prior to the EIR certification hearing.
- The EIR analysis meets CEQA requirements for a General Plan Program EIR, and EIR standards of adequacy pursuant to CEQA Guidelines §15151.

2. The final EIR was presented to the Planning Commission, and the Planning Commission reviewed and considered the information contained in the final EIR. Pursuant to requirements of Government Code §65354, the Commission will make recommendations on adoption of the proposed *Plan Santa Barbara* General Plan Update to the Santa Barbara City Council, which recommendations have been informed by Commission consideration of the final EIR.

The proposed Final EIR was issued to the public and provided to members of the Planning Commission on Thursday, September 16, 2010. The Planning Commission held a noticed public hearing on Wednesday September 29, 2010, and received a staff presentation of the Final EIR and public comment, and reviewed and considered the information contained in the Final EIR.

3. The final EIR reflects the Planning Commission's independent judgment and analysis.

CEQA Findings for Plan Adoption

***Plan Santa Barbara* General Plan Update**

State CEQA Guidelines §§15091, 15092, and 15093 below specify CEQA findings required for a City Council action to approve the *Plan Santa Barbara* General Plan Update.

15091. FINDINGS

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21002, 21002.1, 21081, and 21081.6, Public Resources Code; *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515; *Cleary v. County of Stanislaus* (1981) 118 Cal.App.3d 348; *Sierra Club v. Contra Costa County* (1992) 10 Cal.App.4th 1212; *Citizens for Quality Growth v. City of Mount Shasta* (1988) 198 Cal.App.3d 433.

15092. APPROVAL

- (a) After considering the final EIR and in conjunction with making findings under Section 15091, the Lead Agency may decide whether or how to approve or carry out the project.
- (b) A public agency shall not decide to approve or carry out a project for which an EIR was prepared unless either:
 - (1) The project as approved will not have a significant effect on the environment, or
 - (2) The agency has:
 - (A) Eliminated or substantially lessened all significant effects on the environment where feasible as shown in findings under Section 15091, and
 - (B) Determined that any remaining significant effects on the environment found to be unavoidable under Section 15091 are acceptable due to overriding concerns as described in Section 15093.
- (c) With respect to a project which includes housing development, the public agency shall not reduce the proposed number of housing units as a mitigation measure if it determines that there is another feasible specific mitigation measure available that will provide a comparable level of mitigation.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21002, 21002.1, 21081 and 21159.26, Public Resources Code; *Friends of Mammoth v. Board of Supervisors*, (1972) 8 Cal. App. 3d 247; *San Francisco Ecology Center v. City and County of San Francisco*, (1975) 48 Cal. App. 3d 584; *City of Carmel-by-the-Sea v. Board of Supervisors*, (1977) 71 Cal. App. 3d 84; *Laurel Hills Homeowners Association v. City Council*, (1978) 83 Cal. App. 3d 515.

15093. STATEMENT OF OVERRIDING CONSIDERATIONS

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code; Reference: Sections 21002 and 21081, Public Resources Code; *San Francisco Ecology Center v. City and County of San Francisco* (1975) 48 Cal.App.3d 584; *City of Carmel-by-the-Sea v. Board of Supervisors* (1977) 71 Cal.App.3d 84; *Sierra Club v. Contra Costa County* (1992) 10 Cal.App.4th 1212; *Citizens for Quality Growth v. City of Mount Shasta* (1988) 198 Cal.App.3d 433; *City of Marina v. Board of Trustees of Cal. State Univ.* (2006) 39 Cal.4th 341.

EIR Recommended Measures Already Incorporated in Proposed General Plan

AQ-1: CITYWIDE GROWTH AND CONSISTENCY WITH CLEAN AIR PLAN

Recommended Measure:

RM AQ-1 REDUCE SOURCES OF AIR POLLUTANTS

The City should consider adding the following language to Plan Santa Barbara Environmental Resources Element:

1.a. Electric Vehicles

Policy ER10-Incentives for Alternative/Advanced Fuel Infrastructure:

- Monitor electric car development, including the projected availability of new vehicles and the types of charging stations that will serve those vehicles. Require the installation of the most commonly used types of electric charging stations in all major new non-residential development and remodels as appropriate, based on increases in the electric vehicle fleet and the availability of suitable charging technology. Provide expedited permitting for installation of electric vehicle charging infrastructure in residential, commercial, and industrial development. Consider changing the Building Code to require pre-wiring for electric vehicle charging infrastructure in new and substantial remodels of residential units.

1.b. Low-Emission Vehicles and Equipment

Policy ER14-Low-Emission Vehicles and Equipment:

- Promote the use of low-emission vehicles (e.g., fuel efficient, small diesel automobiles, small hybrid automobiles, electric vehicles) in the downtown core by offering reduced parking fees in City parking lots and reserving priority parking spaces in all City lots.

Mitigation measures MM TRANS-2, Reductions in Traffic Demand and MM ENERGY-2, Residential, Commercial and Industrial Energy Consumption would also apply.

Staff Comments:

Measure 1.a. covered by Policy ER9, Low Emission Vehicles and Equipment and implementation action ER9.1.

1.b. above is not being recommended.

Recommended Mitigation Measures Incorporated Into GP Policies

VIS-2: SCENIC VIEWS

Recommended Measure:

RM VIS-1 SCENIC VIEWS

The City should consider adding the following policies to the Environmental Resource Management Element, Aesthetics, and Visual Resources Section, Policy ER25-Public Views:

- **Protection of Public Views.** Protect existing high-quality views from public streets, sidewalks, or intersections where they are unique or unusual to a particular neighborhood or corridor. Where such protection would preclude reasonable development of a property, consider project design changes to include public viewing areas from upper-story locations.

RM VIS-2 COMMUNITY CHARACTER

The City should consider adding the following to the proposed Plan Santa Barbara Community Design policies:

- **Strengthen Design Standards.** Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.
- **Design Overlays.** Create Design Overlay areas for selected non-residential and residential areas of the city through Form Base Codes (FBCs), Floor Area Ratios (FARs), building setbacks, landscaping and open space requirements, and design guidelines. Commercial areas, historic districts, streets, or a single block with unique qualities can be evaluated for improved guidance to ensure compatibility in scale, bulk and size. Specific areas to receive priority evaluation for a Design Overlay area include the Downtown, Coast Village Road, Outer State Street, Milpas Street, and Haley/Gutierrez Streets.
- **Building Size, Bulk and Scale.** Ensure that proposed buildings are compatible in scale with the surrounding built environment.
 - Standards & Findings. Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 sq ft or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods.
 - Floor Area Ratios (FAR). Develop a set of maximum FARs for the non-residential and high density areas of the City, with particular attention to protecting historic resources, maintaining Santa Barbara's small town character, and encouraging small, affordable residential units.
 - i) Maximums. Develop a set of maximum FARs that permit the largest structures in the core of the city adjacent to transit and commercial services; more restrictive maximum FARs to radiate-out, generally consistent with the land use designations (a range of FARs may be appropriate depending on location for example modeled after "Parking Zone of Benefit");
 - ii) Buffers. Establish more restrictive FAR limits to protect historic structures and adjacent areas to establish "buffers";
 - iii) Incentives. Consider higher FARs for multi-family rental projects and small, affordable residential units; and
 - iv) Guidelines. Consider FAR Guidelines for Form Based development models such as where parking is proposed at the ground or in basement floors.
- **Form Base Codes (FBC).** Develop FBCs for non-residential and high density residential areas of the City, with particular attention to protecting the City's historic resources. Consider locations

within commercial areas, historic districts, streets, and blocks with unique qualities.

- Overlay Areas. Develop FBC as overlays to work in conjunction with other zoning regulations, and consider replacing the Average Density Program with the FAR and FBC programs, once established;
- Priority Implementation. Initiate implementation in the center of El Pueblo Viejo District where there is the greatest concentration of historic resources.
- Block Analysis. Consider the relationship of new buildings to existing structures, view corridors and historic resources along an entire block.
- Key Visual Element Preservation. As part of any new form-based code, identify the visual key elements of each block along commercial corridors including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources to ensure that the new form-based codes include measures to protect these assets.

Staff Comments:

Scenic Views covered by policy ER25, Visual Resources Protection.

Community Character measures covered by Policy and implementation actions LG13, Community Character.

SERV-1 PARKS AND RECREATION

Recommended Measure:

RM SERV-1 PARKS AND RECREATION

The City should consider adding bullets to Policy OP.1-Parks and Open Space Standards and Planning

- As part of the next Recreation Facilities Master Plan Update and/ or in each Sustainable Neighborhood Plan, identify publicly owned vacant or underutilized property (e.g., parking lots, road rights of way, etc.) and assess the potential for conversion of a portion of this property to a pocket or neighborhood park, play area, plaza, public seating area or other accessible green space.

Staff Comments:

Covered by implementation action OP1.4, Public Lands.

SERV-2: PUBLIC SCHOOLS

Recommended Measure:

RM SERV-2 PUBLIC SCHOOLS

- The Downtown SNP should include early outreach and coordination with the School District to review the need for and feasibility of creating a Downtown neighborhood elementary school.

Staff Comments:

Covered by implementation action LG4.7, Downtown School.

SERV-3: PUBLIC SERVICES IMPACT FEE

Recommended Measure:

RM SERV-3 PUBLIC SERVICES DEVELOPMENT IMPACT FEE

The City should consider adding the following policy to the Public Services and Safety Element:

- Development Impact Fees: New commercial and market rate residential development shall either avoid impacts on community services and facilities or contribute financially to mitigate costs of providing services and facilities. The City shall establish development impact fees.

Staff Comments:

Covered by policy EF.25, Development Impact Fees.

SERV-4: PUBLIC SCHOOL SERVICES

Recommended Measure:

RM SERV-2 PUBLIC SCHOOL SERVICES

The City should consider adding the following programs to the Plan Santa Barbara Land Use and Growth Management Element and Public Services/Safety Element:

Policy LG15-Sustainable Neighborhood Plans (SNPs) – New SNPs should include coordination with the Santa Barbara School District on the adequacy of the neighborhood's schools to accommodate students generated by new growth.

Staff Comments:

Schools Covered by implementation action LG17.1, Sustainable Neighborhood Plans.

PU-1: FUTURE WATER SUPPLY AND DEMAND

Recommended Measure:

RM PU-1: FUTURE WATER SUPPLY AND DEMAND PROTECTION

Long-Term Water Supply Plan Update

It is recommended that the City process for updating the LTWSP include careful examination of the following issues. All of these issues should be considered in conjunction with the City Water Commission and Planning Commission, with opportunities for public comment and input. It is recommended that the numerous studies conducted to update the LTWSP be evaluated together to more thoroughly update the current capabilities of the City's various water supplies. Evaluation of various scenarios for integrating these supplies into a new water management approach should be the basis for a recommendation for adoption of the updated LTWSP.

1. SWP Reliability: The State is updating its reliability analysis on State Water Project deliveries. The completed document should be reviewed as a part of updating assumptions on the City's expected SWP deliveries. Particular attention should be given to estimates of SWP delivery impacts from sea level rise, as this aspect of climate change was not included in the previous reliability analysis. A conservative assessment of the likelihood, timing, and benefits of Delta improvements should be included. Opportunities to increase the delivery reliability of existing SWP Table A amounts should continue to be explored.

2. Groundwater Banking: Opportunities for groundwater banking exist on the local, regional, and inter-regional level. With reduced snowpack related to climate change, and the potential that replacement capacity in proposed new reservoirs will fall short of replacing this lost storage capacity, banking can provide a valuable means of firming up SWP deliveries and improving the reliability of the City's overall water supply. Legal, technical, and financial issues will need to be considered.
3. Sedimentation Projections and Management Opportunities: Gibraltar Reservoir and Lake Cachuma will continue to experience sedimentation, with potential accelerated sedimentation resulting from wildfires. Periodic bathymetric surveys should continue. Methods for minimizing sedimentation should be assessed, including sedimentation trapping measures and a controlled burn program in conjunction with the U.S. Forest Service and local fire agencies. The City should work with other affected agencies to consider options for removal of sediment from reservoirs, including the potential to implement passage of sediment downstream to preserve reservoir capacity while providing sediment flow to mimic natural river conditions and contribute to beach nourishment.
4. Gibraltar Yield Under Pass Through Agreement: Operations under "pass through" mode have not occurred and there is uncertainty as to the level of deliveries that can be expected. Modeling currently underway should be integrated with overall supply estimates to give a firmer estimate of long-term availability.
5. Desalination: The future role of desalination should be evaluated, considering issues such as: State policy encouraging development of desalination capacity, reliability, rate impacts and capital cost for reactivation, energy use, environmental impacts, and value during extended drought and other water supply emergencies.
6. Groundwater Management Analysis: A more sophisticated modeling of groundwater resources should be used to evaluate new opportunities for optimizing the conjunctive use of groundwater. Improved tools for tracking the current state of groundwater basins should be developed, particularly with regard to managing seawater intrusion. Local groundwater recharge, including direct and in-lieu recharge, should be assessed for economic, regulatory, and technical feasibility.
7. Additional Conservation Opportunities: Ongoing efforts to assess the technical and economic merits of the next generation of conservation measures should be used to identify an updated target for demand reduction under the new plan. A rate study should be conducted to identify opportunities to improve conservation pricing signals and update revenue requirements. Existing City ordinances should be reviewed for appropriate updates given changes in technology and statewide water supply conditions.
8. Recycled Water Expansion Opportunities: Opportunities exist to expand recycled water use ranging from increased irrigation uses to industrial uses of recycled water and implementation of broader use of recycled water for toilet flushing. Economic issues and available capacity should be assessed to identify an optimal target for expanded recycled water use under the new plan. Opportunities to partner with neighboring agencies should be explored. In addition, the LTWSP could consider treatment of recycled water to a quality to permit injection into the groundwater.
9. Climate Change Monitoring: The LTWSP update process should assess and plan for potential water supply effects of climate change and identify feasible means of tracking the development of such impacts.

Staff Comments:

Covered by policy PS.4, Long-Range Water Supply Plan.

PU-2: MONTECITO WATER DISTRICT COORDINATION

Recommended Measure:

RM PU-2 MONTECITO WATER DISTRICT COORDINATION

Water Supply to Coast Village Road

The City should add the following Implementation Action to Plan Santa Barbara Public Services/Safety Element Policy PS6-Regional Cooperation on Water Conservation:

- Implementation Action PS6.4-Montecito Water District - Establish a process to coordinate with the Montecito Water District on the availability of water to service new development and redevelopment on Coast Village Road, ensuring adequate supplies to that portion of the City until such a time as the Montecito Water District can more readily provide additional service.

Staff Comments:

Covered by implementation action PS6.4, Montecito Water District.

CLIMATE-2: LANDFILL FUEL CELL

Recommended Measure:

RM CLIMATE-2 LANDFILL FUEL CELL

The City should consider adding the following policy to Plan Santa Barbara Public Services and Safety Element:

- Work with regional partners toward the further development of methane-fuel cell, methane capture, and energy generation at Tajiguas Landfill, and consider a fuel cell installation at the former Las Positas landfill site.

Staff Comments:

Covered under implementation action PS7.4, Methane Conversion Facilities.

CLIMATE-3: ENERGY-EFFICIENT CITY FACILITIES

Recommended Measure:

RM CLIMATE-3 ENERGY-EFFICIENT CITY FACILITIES

The City should consider adding the following policy to Plan Santa Barbara Public Services and Safety Element:

- Continue to implement programs through Sustainable Santa Barbara for retrofitting of municipal systems with energy efficient equipment, systems and programs.

Staff Comments:

Covered by implementation action ER5.2, Energy Efficient Infrastructure.

CLIMATE-4: RENEWABLE CITY ENERGY SOURCES

Recommended Measure:

RM CLIMATE-4 RENEWABLE CITY ENERGY SOURCES

The City should consider adding the following policies to the Plan Santa Barbara Environmental Resources Element:

- Consider installation of low-wind speed wind turbines to supply electricity for City operations; interest-free funding could be sourced from Federal Clean Renewable Energy Bonds (CREBs).
- Consider installation of solar hot water heaters on City facilities.
- Monitor progress of ocean power (e.g., wave energy) pilot projects in the County and elsewhere on the West Coast, and consider pursuing installation of an ocean power project for City use if such projects become commercially feasible during the life of Plan Santa Barbara.

Staff Comments:

Covered by policy ER6, Local and Regional Renewable Energy Resources.

CLIMATE-5: STRONGER SOLAR ENERGY OBJECTIVE

Recommended Measure:

RM CLIMATE-5 STRONGER SOLAR ENERGY OBJECTIVE

The City should consider adding the following text to ER6-Solar Energy:

- Establish a citywide goal such as 30 MW of new public and private solar energy capacity by 2030.

Staff Comments:

Implementation action ER6.6, Solar Energy addresses solar energy objectives. This citywide goal should be set as an Adaptive Management Program Objective or included in future Climate Action Plan.

ENERGY-2: RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ENERGY CONSUMPTION

Recommended Measure:

RM ENERGY-2 RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ENERGY CONSUMPTION

The City should consider adding the following to the Plan Santa Barbara Environmental Resources Element to promote energy conservation:

- Green Building Ordinance. Consider further strengthening City green building ordinance requirements toward meeting Plan Santa Barbara Objective ER1, for citywide 50 percent reduction in fossil fuel use in buildings by 2020 and carbon neutrality by 2030.

Staff Comments:

Covered under implementation actions ER5.1, Energy Efficient Buildings and 5.2, Energy Efficient Infrastructure.

POP-1: IMPROVED JOBS/HOUSING BALANCE

Recommended Measure:

RM POP-1 IMPROVED JOBS/HOUSING BALANCE

1.a. Growth Monitoring.

The City should consider adding the following new policies to the Plan Santa Barbara Land Use and Growth Management Element and/or Adaptive Management Program:

- **Monitor Jobs/Housing Balance and Affordable Housing Supply.** Continue to monitor the amount of non-residential growth and consider it in relation to residential growth to assess changes in the jobs/housing balance and supply of affordable housing, and report findings to the Planning Commission on a regular basis.
- **City Affordable Housing Locations.** Identify locations appropriate for new affordable housing, and consider the locations for higher-density land use overlays. Utilize policy direction of Plan Santa Barbara in locating appropriate sites, including Housing Element Policies (Policies H1-In-Fill and Opportunity Sites; H6-Promote Affordable and Workforce Housing Production; H11-Mixed Use Housing at Shopping Centers; H12-Rental Incentives; H13-Residential Density Standards; H14-Second Unit Incentives) and Policy LG15-Sustainable Neighborhood Plans.
- **Student/Faculty Housing.** Discuss with SBCC and other interested organizations the potential and obstacles to development of student housing on campus or within walking distance of campus. Provide encouragement and assistance to SBCC in pursuit of any needed legislative or Local Coastal Plan Amendments. Provide assistance in permitting and design of such housing and consider providing financial assistance for construction.

1.d. Incentives for Affordable Housing

The City should consider adding the following new policies to the Plan Santa Barbara Housing Element:

- **Streamline Permit Process.** Revise development standards and procedures to streamline the permit process for mixed-use/residential projects that provide more affordable housing than standard City requirements (e.g., 40 percent or more) and that provide a smaller non-residential component (e.g., less than 25 percent of total floor area).
- **Redevelopment Funding for Affordable Housing.** Pursue legislation that would extend the life of the Redevelopment Agency to 2030, and expand the Redevelopment Project Area only for providing affordable housing.

Staff Comments:

- 1.a. Growth Monitoring covered by policy LG3, Live Within Our Resources and Implementation AMP
- City Affordable Housing Locations covered throughout the Land Use and Housing Element policies.
- Student Faculty Housing covered by implementation action H 22.9, Affordable Student Housing
- 1.d. Incentives for Affordable Housing covered by policy H16, Expedite Development Review Process and implementation actions under the Policy.

Redevelopment Funding for Affordable Housing covered by implementation action H11.18, Extend Redevelopment Project Area.

AVAILABILITY OF RESOURCES AND PUBLIC SERVICES

Recommended Measure:

RM SOCIO-2 MINORITY AND LOW-INCOME SERVING NEIGHBORHOOD COMMERCIAL BUSINESSES

2.a. Non-Residential Growth Limits/Neighborhood-Serving Commercial Uses.

The City should consider adding to Plan Santa Barbara Policy LG2-Limit Non-Residential Growth, a separate category to the basic 1.5 million square-foot limit as follows:

- **Lower-income and/or Minority Population Commercial Services.** Commercial services owned by and/or predominantly serving lower-income and/or minority populations.

2.b. Sustainable Neighborhood Plans/Neighborhood-Serving Commercial Uses

The City should add to Plan Santa Barbara Policy LG17-Sustainable Neighborhood Plans, as follows:

- **Retention of lower-income and/or minority population commercial services in Sustainable Neighborhood Plans.** Retention and/or growth of commercial services owned by and/or targeting lower-income and/or minority populations shall be an integral part of Sustainable Neighborhood Plans.

RM SOCIO-3 COMMUNITY PARTICIPATION IN PLANNING EFFORTS

The City should consider adding to Plan Santa Barbara Policy LG17-Sustainable Neighborhood Plans, as follows:

- **Public outreach for lower-income and minority populations.** Public outreach efforts to provide greater opportunities for lower-income and minority populations to participate in planning decisions that may affect their livelihood, or be an integral part of development of Sustainable Neighborhood Plans and public facilities planning.

Staff Comments:

Staff does not recommend SOCIO-2. It is covered by policy EF6, Minority Businesses.

Community participation and outreach covered by policy PP2, Public Participation (located in Introduction Chapter of General Plan).

EIR Recommended Measures Needing Determination for Inclusion in General Plan

BIO-1: UPLAND HABITATS AND SPECIES

Recommended Measure:

RM BIO-1 UPLAND HABITAT AND SPECIES PROTECTION

The City should consider modifying Policy ER 12.3-Protection of Wildlife and Native Vegetation as follows:

- **Oak Woodland Protection.** Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands: (1) avoid removal of specimen oak trees; (2) preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space; (3) provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species; (4) include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat; (5) minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.

Staff Comments:

Recommended as implementation action ER12.3, Oak Woodland Protection.

BIO-2: CREEK, WETLAND AND RIPARIAN WOODLANDS HABITATS AND SPECIES

Recommended Measure:

RM BIO-2 CREEKS, WETLAND, AND RIPARIAN HABITAT AND SPECIES PROTECTION

2.a. Riparian Woodland Protection Policies

The City should consider modifying Policy ER 13.3 -Protection of Wildlife and Native Vegetation as follows:

- **Riparian Woodland Protection.** Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands: (1) avoid removal of mature native trees; (2) preserve and protect native tree saplings and understory vegetation; (3) provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species; (4) include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat; (5) include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

Staff Comments:

Incorporate implementation action language into ER13.3, Native Species Habitat Planning.

BIO-3: COASTAL HABITATS AND SPECIES

Recommended Measure:

RM BIO-3 COASTAL HABITATS AND SPECIES PROTECTION

3.a. Waterfront Habitat and Wildlife Management

The City should consider modifying Policy ER 13.2 -Multi-Use Plan for Coast as follows:

- **Native Habitat Restoration.** Incorporate as part of the Multi-Use Plan, a Waterfront habitat and wildlife management program that provides measures to improve the extent and quality of native coastal habitats within the City Waterfront, with the following goals:
 - Restoration of a line of coastal sand dune habitat along the City Waterfront, including the removal of non-native and/or invasive plants.
 - Restoration and enhancement of the estuaries of Mission and Sycamore creeks and the Laguna Channel, including appropriate revegetation and removal and control of invasive species. Measures should be considered to enlarge these estuaries where feasible to maximize biological productivity and ecological function taking into consideration the dynamics of ocean waves and currents and ongoing movement of sand along the City coast.
 - A public access management plan that maintains public access to and along the shoreline, but channels the public to appropriate access locations as needed through sensitive habitat areas of the beach.

3.b. Coastal Bluff Habitat Restoration Program and Protection Policy

The City should consider modifying Policy ER 13.4-Protection of Wildlife and Native Vegetation as follows:

- **Coastal Bluff Scrub Protection.** Site and design new development or major remodels/expansions along the City coastal bluffs (including access, drainage, and landscape improvements) to: (1) minimize impacts to coastal bluff scrub habitat; (2) include provisions for habitat restoration of coastal bluff scrub habitats where development creates direct or indirect impacts to the affected habitat; (3) provide compatible landscaping within 10 feet of the edge of the bluff or on the bluff face, consisting of appropriate native coastal bluff scrub species.

The City should consider modifying Policy ER 13.2-Multi-Use Plan for Coast as follows:

- **Coastal Bluff Restoration.** Establish a goal to restore 5.0 acres of coastal bluff habitat over the 20-year life of Plan Santa Barbara. Work to increase the acreage of coastal bluff scrub through restoration projects on publicly-owned lands along Shoreline Park and the Douglas Family Preserve, and through providing education and assistance to private land owners to encourage the restoration of such habitats.

Recommended measure RM HYDRO-2, Improve Water Quality at Area Beaches and RM HYDRO-3, Minimize Debris and Trash would also apply.

Staff Comments:

3.a. - Staff supports adding “Native Habitat Restoration” as implementation action to ER13.2, Multi-Use Plan for Coast.

3.b. - Staff supports adding “Coastal Bluff Scrub Protection” wording as implementation action 13.4, Coastal Bluff Scrub Protection. Staff supports adding “Coastal Bluff Restoration” to ER13.2, Multi-Use Plan for Coast.

BIO-4: Urban Forest and Individual Specimen Trees

Recommended Measure:

RM BIO-4 URBAN FOREST AND INDIVIDUAL SPECIMEN TREES PROTECTION

Urban Tree Protection and Enhancement Program

The City should consider adding to Policy ER 12.2 Urban Tree Protection and Enhancement as follows:

- **Preservation of Mature Trees.** New development shall be sited and designed to preserve all existing mature healthy native and non-native trees to the maximum extent feasible. Within important native habitat areas or wildlife corridors, native trees larger than 6 inches in diameter at breast height (including oak trees with multiple trunks with at least one trunk greater than 3.5 inches and a cumulative diameter of 6 inches) shall be protected.
- **Tree Protection Standards.** Establish protection standards for large non-native trees, especially where such trees have known wildlife values.

Recommended measure RM CLIMATE-1, Carbon Sequestration, would also apply.

Staff Comments:

Covered by implementation actions ER12.1, Tree Protection Ordinance, and ER12.2, Urban Tree Protection and Enhancement in the existing Conservation Element.

GEO-2: GEOLOGIC AND SOIL INSTABILITY AND HAZARDS

Recommended Measure:

RM GEO-1 SEA LEVEL RISE AND COASTAL BLUFF RETREAT

In order to address the potential long-term effects of sea level rise on bluff retreat, the City should consider adding the following policy to the Plan Santa Barbara Environmental Resources Element:

1.a. Siting of Development and Public Facilities

Modify the Local Coastal Plan “Sea Cliff Retreat # 1” to read:

- **Sea Cliff Retreat.** “Bluff setbacks shall be adequate to address long-term erosion and slope stability issues. New development on top of a cliff shall be placed at a distance away from the edge of the cliff, such that potential accelerated rates of erosion and cliff material loss associated with climate change-induced sea level rise as projected by the State of California, or a site-specific geologic investigation that accounts for climate change, will minimize sea cliff-related impacts, and not seriously affect the structure during the expected lifetime. The design life of new structures is presumed to be a minimum of 75 years. Exact future rates of accelerated sea cliff retreat are unknown, but are currently projected to be 12 inches per year, potentially accelerating to 1 to 3 feet per year if sea level rise progresses. The City recognizes the need for owners of threatened coastal properties to perform maintenance and modest improvements to threatened coastal homes and other facilities. The City’s goal is to minimize exposure of substantial new improvements to hazards of bluff retreat and avoid the need for installation of environmentally harmful coastal protection structures that could be requested to protect such improvements. To meet these goals, the following guidelines apply:
 - Protection for existing structures shall first focus on techniques that avoid use of coastal protection structures including use of non-intrusive techniques such as drainage control, installation of drought tolerant landscaping, construction of cantilevered grade beam foundations, removal of threatened outbuildings, etc.
 - Relocation of threatened structures further inland on parcels shall be favored over installation of coastal protection structures.

The siting of new major improvements shall consider accelerated rates of sea cliff retreat associated with climate change-induced sea level rise as projected by the State of California, or a site-specific geologic investigation that accounts for climate change.”

Staff Comments:

Add “Modify the Local Coastal Plan” as implementation action PS9.3.

HAZ-1: ACCIDENT RISKS

Recommended Measure:

RM HAZ-1 ACCIDENT RISKS

The City should consider adding the following new policies to the Plan Santa Barbara Public Services and Safety Element:

- **Electro Magnetic Fields (EMF) Development Setbacks.** Continue application of prudent avoidance policy in siting development near transmission lines with adequate setbacks.
- **Monitor EMF Study.** Continue to monitor scientific study of electromagnetic fields and update development policies as necessary.

Staff Comments:

Staff supports adding as a new implementation action under PS8, Hazards Avoidance Policies.

HAZ-2: HAZARDOUS MATERIALS

Recommended Measure:

RM HAZ-2 HAZARDOUS MATERIALS

The City should consider adding the following new policy to the Plan Santa Barbara Public Services and Safety Element:

- **Hazardous Materials Exposure Vapor Barrier Study.** Where new development is adjacent to potentially contaminated sites (either closed or open), the City should review the records for the adjacent properties to determine if there is a potential for vapor migration. Where site records indicate a potential for migration, then the City should require the project proponent to conduct an engineering study on the use of vapor barriers as part of site development on properties next to sites with past contamination for further protection against potential vapor intrusion. Identify guidelines for the type and thickness of materials for specified foundation types, proper installation and construction techniques, and general area distances for application.

Staff Comments:

Staff recommends as a new implementation action under PS8, Hazards Avoidance Policies.

HAZ-3: WILDLAND FIRES

Recommended Measure:

RM HAZ-3 WILDFIRE HAZARDS

The City should consider adding the following new programs to the Plan Santa Barbara Public Services and Safety Element:

- **Water System Improvements for Fire Fighting.** Evaluate the potential for additional water system improvements to assist in emergency preparedness and incorporate feasible measures into the City Capital Improvement Plan (partially implements Objective PS1).
- **Private Water Supplies for Fire Fighting.** Encourage and assist homeowners in High Fire Hazard Areas to install their own emergency water supplies for fire fighting operations. Assistance could include expedited permit review.

Staff Comments:

Staff recommends adding as policy PS14.

HYDRO-1: FLOOD HAZARDS

Recommended Measure:

RM HYDRO-1 FLOOD HAZARDS

The City should consider adding the following to Plan Santa Barbara program ER18.1-Creek Setbacks and Restoration:

[See also Mitigation Measure MM BIO-2b – Creek Setback policy, which would establish the general standard of greater than 25-foot setback for development along all creeks.]

- **Considerations for Creek Setback Standards.**
 - 1) At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
 - 2) In developing Creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where “hard bank” protection is present.
- **Creek Setbacks and Bank Stabilization.** Consider a stated policy to codify the following existing general practices:
 - 1) For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
 - 2) When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g., revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.

Staff Comments:

Staff would support adding as implementation action ER18.1, Creek Setback Standards.

HYDRO-2: SURFACE WATER AND GROUNDWATER QUALITY IMPACTS

Recommended Measure:

RM HYDRO-2 IMPROVE WATER QUALITY AT AREA BEACHES

The City should consider adding the following programs to the Environmental Resources Element.

- **Pharmaceutical Waste Education and Collection.** Continue coordination with the County of Santa Barbara and other agencies to establish and maintain an ongoing public education campaign and periodic drop-off collection days, focusing on proper disposal of pharmaceutical materials and other emergent contaminants of concern, to reduce the contaminants entering wastewater, storm drain, and solid waste systems.
- **Beach Water Quality Improvement.** Consider actions for further improving water quality at East Beach, which could include: (1) a restoration plan for Lower Mission Creek/Laguna Channel, including the potential for a constructed wetland at the creek/ocean interface (refer also to Recommended Biological Resources measure RM BIO-3 for waterfront habitat and wildlife management); and/or (2) an ultraviolet treatment system to disinfect the flow within Laguna Creek during low flow periods (e.g., May-September) prior to entering the channel and discharging to the beach.
- **Watershed Action Plans.** Continue work toward completion of Watershed Action Plans for Mission Creek, Sycamore Creek, Arroyo Burro Creek, and Laguna Watersheds.

Staff Comments:

Staff supports adding “Pharmaceutical Waste Education and Collection” as implementation action ER16.4, Beach Water Quality Improvement as implementation action ER16.5, and Watershed Action Plans as implementation action ER16.6.

HYDRO-3: COASTAL AND MARINE WATER QUALITY

Recommended Measure:

RM HYDRO-3 MINIMIZE DEBRIS AND TRASH

The City should consider adding the following policies to the Plan Santa Barbara Environmental Resources Element, new subsection, “Beach and Marine Water Quality”

- **Restrictions on Retailers’ Plastic Bags.** The City should consider a ban on the use of plastic bags for large retail establishments; such a ban could be modeled upon the regulation in San Francisco.

RM HYDRO-2, Improve Water Quality at Area Beaches would also apply.

Staff Comments:

Staff recommends adding as implementation action ER16.7.

NOISE-3: MIXED-USE DEVELOPMENT

Recommended Measure:

RM NOISE-1 NUISANCE NOISE

The City should consider adding the following policy to Plan Santa Barbara's Environmental Resource Element. The goal of this additional policy is to minimize nuisance noise to residential neighborhoods from special events at institutional facilities.

- **Neighborhood Noise Reduction:** To further General Plan policies for maintaining quiet, high quality neighborhoods, consider requiring more detailed noise assessments for special, conditional, and institutional uses with activities and events that may cause noise effects to residential neighborhoods.

Staff Comments:

Staff recommends adding as PS10.3.

VIS-2: SCENIC VIEWS

Recommended Measure:

RM VIS-1 SCENIC VIEWS

The City should consider adding the following policies to the Environmental Resource Management Element, Aesthetics, and Visual Resources Section, Policy ER39-Public Views:

- **Protection of Views from Key Locations.** Design new development adjacent to all important public viewing locations, particularly parks or open spaces such as the Courthouse Sunken Gardens, Alameda Park, De la Guerra Plaza, etc. to respect the most significant mountain or hillside views available from such locations.

RM VIS-2 COMMUNITY CHARACTER

The City should consider adding the following to the proposed Plan Santa Barbara Community Design policies:

- **Development Monitoring.** Monitor the scale and pace of development within the City; take action to where transformative developments may occur along a block or corridor prior to adoption of new form-based codes to guide development along that corridor.
- **Community Character Preservation:** As part of any major new in-fill development or remodel, consider the context of the proposed structure in relation to surrounding uses and parcels along the entire block; ensure that the proposed development will not eliminate or preclude preservation of the key visual assets of the particular block or corridor, including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources. Require building design modifications as needed to preserve essential elements of the community character along that block or corridor.

Staff Comments:

This is redundant and existing policy practice. Staff recommends removing from proposal.

VIS-4: LIGHTING AND GLARE

Recommended Measure:

RM VIS-3 LIGHT AND GLARE

The City should consider adding new policies to the Environmental Resource Management Element, Aesthetics, and Visual Resources Section, consistent with existing Outdoor Lighting Ordinance policy:

- **Open Space Night Sky Preservation.** New development and major remodels adjacent to open space such as the beach, foothills, San Marcos Foothills Preserve and Las Positas Valley shall be designed to the maximum extent feasible to minimize outdoor lighting; flood lighting of passive open space areas shall be discouraged. Lighted recreational courts or ball fields shall be designed to minimize overspill of lighting through appropriate hooding and planting of landscaping and trees to buffer surrounding uses.

Staff Comments:

The existing Outdoor Lighting and Streetlighting Design Guidelines and the City of Santa Barbara Outdoor Lighting Ordinance (Chapter 22.75) covers this. This Policy is not needed.

SERV-3: PARKS AND RECREATION SERVICES

Recommended Measure:

RM SERV-1 PARKS AND RECREATION

The City should consider adding a new bullet to Policy LG4-Mobility Oriented Development Area (MODA)

- Utilize vacant or underdeveloped City-owned parcels and/ or coordinate with private property owners to create pocket-parks and neighborhood play areas in Downtown core areas within 0.25 mile of new residential in-fill development (i.e., similar to the park created at the Granada parking garage, across from the central library)

The City should consider adding bullets to Policy LG5-Community Benefit Residential Land Uses

- Coordinate with all major development projects on sites of 2 acres or larger to provide a pocket-park, play area, plaza, public seating area or other accessible green spaces.
- Require development of projects in areas underserved by neighborhood parks to provide neighborhood park space proportionate to the size of the project; consider offsets in added cost to the developer of increased density, through use of City or other assistance.

Staff Comments:

Already covered by implementation actions OP1.4, Public Lands and OP2, Open space, Park, Recreation and Trails Acquisition and Maintenance Funding.

SERV-4: PUBLIC SCHOOL SERVICES

Recommended Measure:

RM SERV-2 PUBLIC SCHOOLS

The City should consider adding the following programs to the Plan Santa Barbara Land Use and Growth Management Element and Public Services/Safety Element:

Policy LG17-Sustainable Neighborhood Plans (SNPs)

- New SNPs should include coordination with the Santa Barbara School District on the adequacy of the neighborhood's schools to accommodate students generated by new growth.

RM SERV-3 PUBLIC SERVICES DEVELOPMENT IMPACT FEE

The City should consider adding the following policy to the Public Services and Safety Element:

- Development Impact Fees: New commercial and market rate residential development shall either avoid impacts on community services and facilities or contribute financially to mitigate costs of providing services and facilities. The City shall establish development impact fees.

Staff Comments:

Already covered under implementation action LG17.1, Sustainable Neighborhood Plans and EF.25, Development Impact Fees.

CLIMATE:

CITYWIDE GHG EMISSIONS FROM BUILDINGS IN 2030 AND EFFECTS ON CLIMATE CHANGE

Recommended Measure:

RM CLIMATE-1 CARBON SEQUESTRATION

The City should consider adding the following policies to Plan Santa Barbara Environmental Resources Element:

- Pursue carbon sequestration through the planting of additional trees, with a goal of 1,000 new trees by 2030.
- Contribute to regional efforts toward carbon sequestration, such as revegetation of burned areas and brownfield conversions.
- Consider other carbon sequestration technologies as they become available.

Staff Comments:

Staff supports CLIMATE-1 as implementation action ER1.3.

ENERGY:

CITYWIDE TRANSPORTATION FUEL CONSUMPTION AND REDUCTION

Recommended Measure:

RM ENERGY-1 TRANSPORTATION FUEL CONSUMPTION

The City should consider adding the following measures to the Plan Santa Barbara Circulation Element to promote trip reduction and reduced fuel consumption:

- Fuel Reduction Objective. Establish a performance-based objective for reduction of transportation fuel consumption by City residents and commuters to the City, such as 15 percent below 2007 levels by 2030¹.
- Gas Tax for Reduction of Single-Passenger Commuting. Consider placing a measure on the ballot that would impose a City gas tax of 5 cents, all proceeds from which would go toward regional transportation efforts to reduce single-passenger commuting.

Mitigation measures MM TRANS-2c, Expand TDM Program and MM TRANS-2f, Parking Management would also apply.

Staff Comments:

Editing recommended as part of Climate Action Plan.

¹ Quantifying 1990 levels can be challenging due to incomplete or non-comparable data. The 15 percent below baseline is considered acceptable as a substitute by CARB when referring to emissions compliance with AB32 and is thus included as a suggestion, but not a requirement.

**POPULATION AND JOBS-HOUSING BALANCE:
CITYWIDE JOB GROWTH AND HOUSING AVAILABILITY**

Recommended Measure:

RM POP-1 IMPROVED JOBS/HOUSING BALANCE

1.b. Job Creation

The City should consider adding the following new policy to the Plan Santa Barbara Economy and Fiscal Health Element:

- **Creation of Higher Wage Jobs.** Emphasize programs, incentives, and land use changes that would prioritize creation of high-wage jobs in order to improve the balance between low-, middle-, and high-income wage employment opportunities.

1.c. Locations for Affordable Housing

The City should consider adding the following new policies to the Plan Santa Barbara Housing Element:

- **Regional Coordination on Affordable Housing.** Continue to coordinate with other South Coast agencies to identify available land for residential development and consider partnerships between local agencies to develop housing for the South Coast workforce. Inventory and consider publicly-owned sites throughout the South Coast's urban areas with good transit accessibility for such development.

Staff Comments:

Recommend adding implementation action in Economy and Fiscal Health Element.

Staff recommends to add Locations for Affordable Housing as H22.10.

**SOCIOECONOMIC ISSUES:
EXPOSURE TO ENVIRONMENTAL HAZARDS IMPLICATIONS**

Recommended Measure:

RM SOCIO-1 INTERIOR NOISE REDUCTION HOME IMPROVEMENT PROGRAM

The City should add the following new policy to Plan Santa Barbara Environmental Resources Element:

- **Financial incentive for environmental justice populations.** The City should establish a financial incentive program designed to provide low-interest loans to allow environmental justice populations located in high noise areas to construct noise control improvements to reduce indoor noise levels below 45 dBA CNEL.

Mitigation measures MM AQ-1, Location of Sensitive Land Uses, MM TRANS-2, Reductions in Traffic Demand, and MM NOISE-1, Roadway Noise would also apply, as well as recommended measure RM HAZ-2, Hazardous Materials.

Staff Comments:

Recommend measure language be added under PS11, Noise Policies.

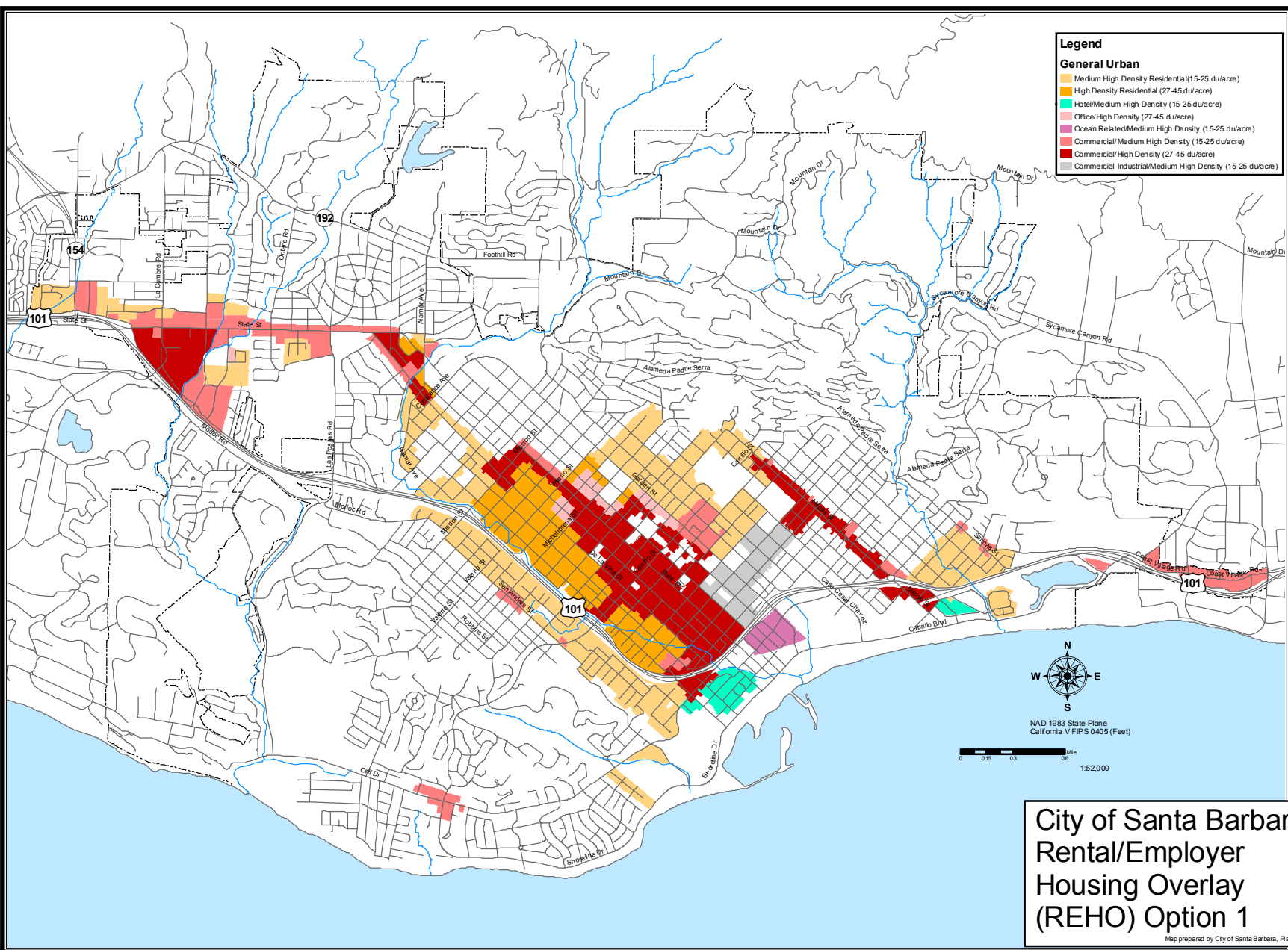


Exhibit I
 REHO Option 1

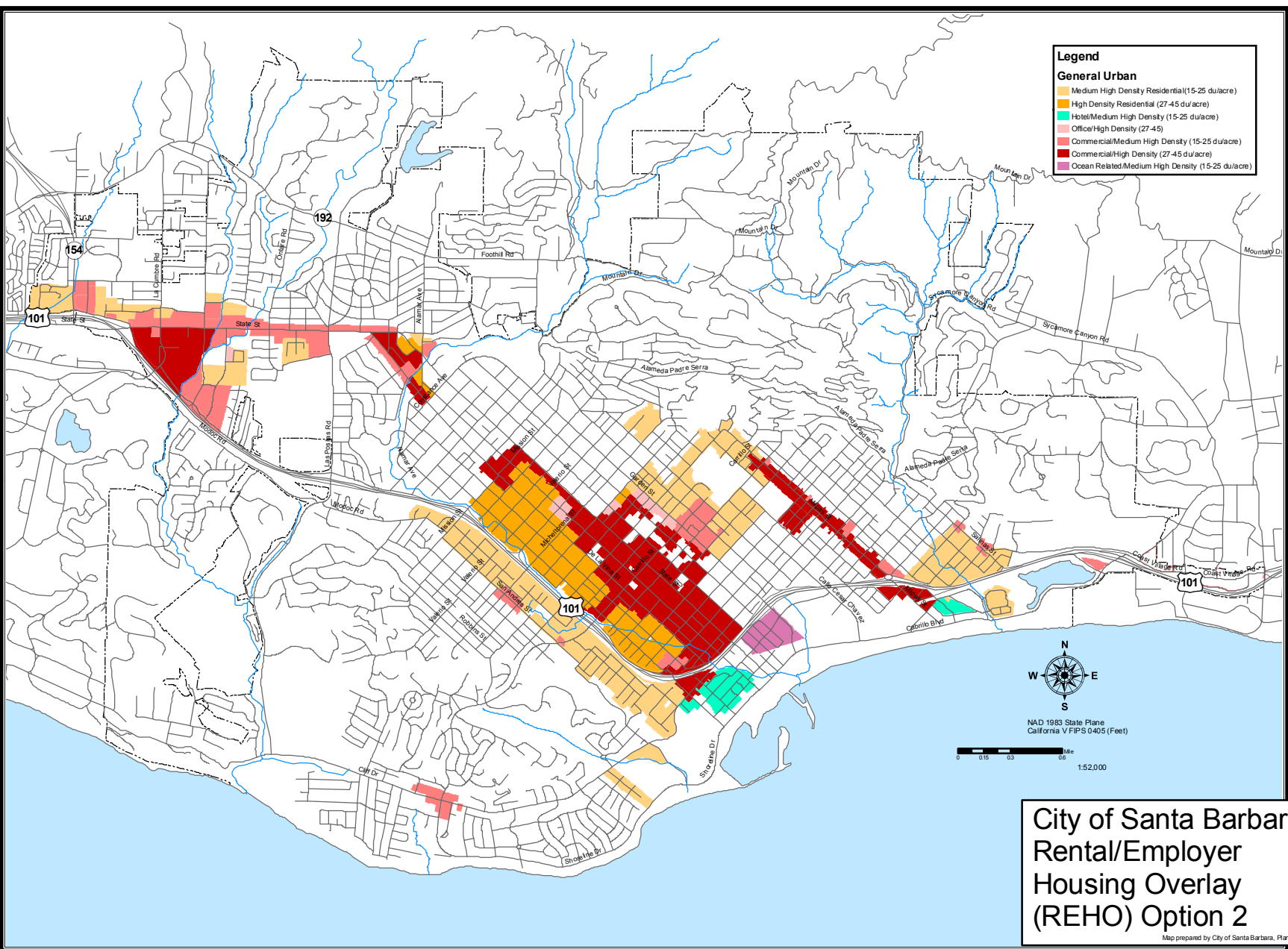


Exhibit I
 REHO Option 2

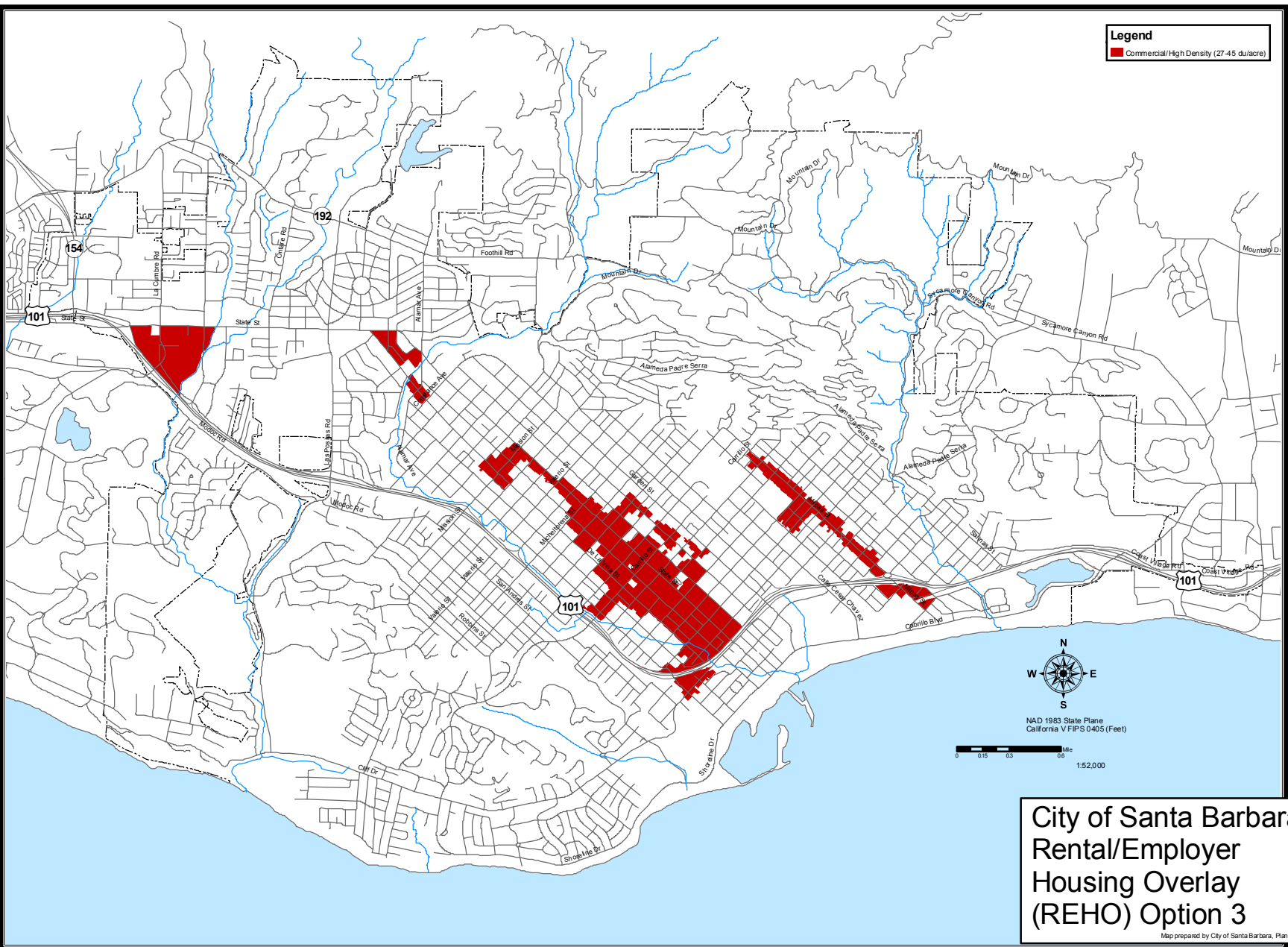


Exhibit I
REHO Option 3

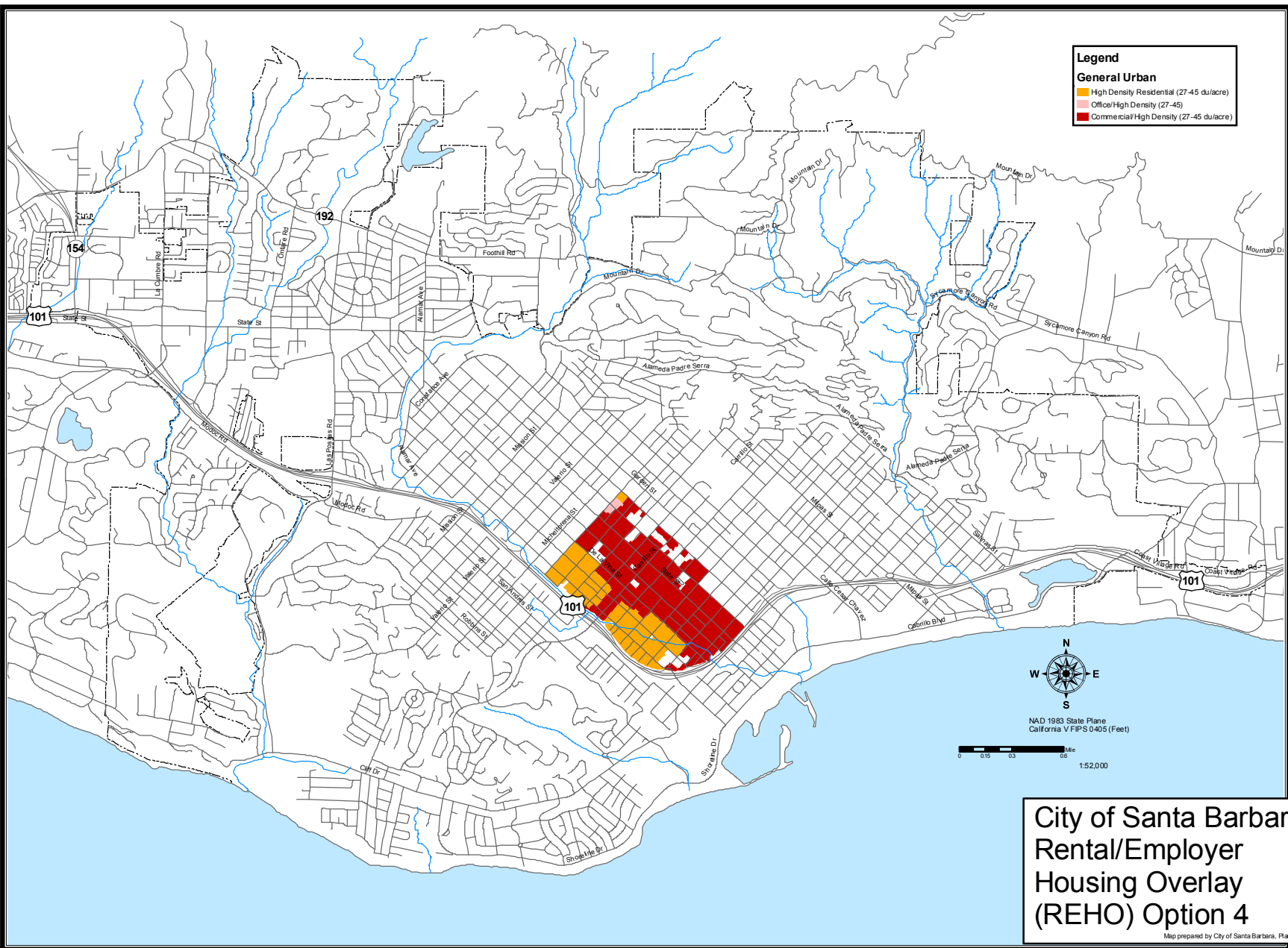


Exhibit I
 REHO Option 4

Draft Implementation Plan Outline for the General Plan Update

Three general phases are proposed:

- I. Short Term 1-2 years after adoption
- II. Mid-Term 3-5 years
- III. Long Term 6 or more years

Specific work programs for each project are needed and have not yet been developed. Planning staff is involved in many projects as lead or as part of a team with other Departments.

Priority setting is critical and in this draft more items are listed than are practical to initiate and complete in each phase. The priority order shown is suggested for initial consideration.

This is not a 100% complete list of all policies and implementation. Items included in Phase I are those that are necessary to implement the basic land use decisions made with adoption of the Land Use and Housing Elements. i.e. consistency between General Plan and Zoning, State requirements for emergency shelters, and mitigation measures. Phase II includes many of the issues that the public has expressed as very important. The list is longer than is practical or realistic to expect to be accomplished in 3 to 6 years. Council direction for priority setting is essential and an initial discussion of these items along with other major workload projects will take place in early 2011 at a semi-annual Joint Meeting of the Planning Commission and City Council.

Phase I

1. Zoning Ordinance Amendments (i.e. SMBC 28.87.300) and Council Resolutions to implement Non-Residential Growth Management policies
2. Zoning Ordinance Amendments to change Variable Density (SBMC 28.21.080) to an incentive program based on unit size
3. Zoning Ordinance Amendments, including: special findings for building over 45 feet in height; new commercial zone variable setback; parking standards
4. Zoning Ordinance Amendments to allow emergency shelters by right (w/o a CUP) in the C-M Commercial Manufacturing Zone
5. Zoning Map Amendments to be consistent with Adopted General Plan Map
6. Adaptive Management Plan program for first two years, including Mitigation Monitoring Program and General Plan Annual Report
7. Interim policies and guidelines for protection of historic resources in El Pueblo Viejo and El Presidio
8. Climate Action Plan

11. Congestion and Traffic Flow Measures/Upper State Street
12. Household Hazardous Waste Facility Coordination
13. Develop Solid Waste disposal options, increase diversion
14. Local Coastal Plan Amendment for General Plan Update
15. Arts Master Plan (already underway)
16. Long Term Water Supply Program (already underway)

Phase II

1. General Plan Elements work programs: a) Historic Resources, b) Public Services and Safety c) Environmental Resources, and others
2. Historic Resources Work Program - buffers
3. Floor to Lot Area Ratios and Form Based Code Work Program
4. Area Specific Design Guidelines, i.e. Downtown, Coast Village Road and Upper State Street
5. Sustainable Neighborhood Plans – templates, out reach and support
6. Transportation Demand Management – initiate collaboration
7. Air Quality monitoring along highway
8. Inclusionary Housing Ordinance Amendment
9. Conditional Use Permit ordinance amendments – supportive of day care centers, corner markets, and address institutional uses in residential zones
10. Park and Recreation Standards; Quimby Act fees
11. Biological habitat mapping and restoration
12. Shoreline Management Plan
13. Ocean Bluff Retreat and Setbacks; Restoration and Protection
14. Adaptive Management Programs for: flooding, ground water and the Long Term Water Supply Program
15. Accessibility Guidelines for new residential development

Phase III

1. Transfer of Existing Development Rights (TEDR) amendments
2. Noise Monitoring for Highway 101 and residential use standards
3. Live/Work standards
4. Tree Ordinance Committee
5. View survey
6. Secondary Dwelling Unit ordinance amendments
7. Creek setback and development standards, creek naturalization and drainage restoration
8. Building Re-Use amendments
9. Open Space Inventory